

Draft

# ASILOMAR ADA COMPLIANCE PLAN

Mitigated Negative Declaration

Prepared for:  
DNC Parks & Resorts at Asilomar

April 2008





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**Appendix A – Cultural Resources Technical Report, Carey & Co. Inc., February 2008**

# ENVIRONMENTAL CHECKLIST

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## Initial Study

1. **Project Title:** Asilomar ADA Compliance Plan
2. **Lead Agency Name and Address:** California State Parks  
Asilomar Park Office  
804 Crocker Avenue,  
Pacific Grove, CA 93950
3. **Contact Person and Phone Number:** Ken Gray, District Services Manager  
DPR – Monterey District  
831-649-2862
4. **Project Location:** Asilomar State Beach and Conference Grounds,  
800 Asilomar Avenue  
Pacific Grove, CA 93950
5. **Project Sponsor's Name and Address:** California State Parks  
Asilomar Park Office  
804 Crocker Avenue,  
Pacific Grove, CA 93950
6. **General Plan Designation(s):** Lands are mapped as Open Space Institutional (OSI) in the City of Pacific Grove General Plan
7. **Zoning Designation(s):** Open Space (O) District
8. **Description of Project:**

### 8.1 Project Overview

The purpose of the Asilomar ADA Compliance Plan is to design and implement the necessary building and other facility improvements to the Asilomar State Beach and Conference Grounds to provide adequate accessibility to park visitors. The proposed improvements have been designed to meet the Americans with Disabilities Act (ADA) standards and other applicable regulatory compliance requirements while also minimizing adverse impacts to the park's extensive cultural and natural resources. Two types of ADA improvements can be distinguished within the proposed Asilomar ADA Compliance Plan: (1) building modifications; and (2) exterior site improvements.

The proposed building modifications include:

- Renovation of 22 existing guestrooms to develop new ADA compliant lodging.
- Renovation of existing restrooms and addition of new public restrooms for meeting facilities throughout the Asilomar Conference Grounds.

- Relocation of interior room amenities (such as room controls, alarms and/or signage) or stair carpeting replacement for ADA compliance. These improvements do not have the potential to generate environmental impacts individually or cumulatively (with the other ADA improvements described herein) since they are of a type and/or magnitude too minor to affect the park's most important resources (such as aesthetics, biological or historic resources).

The proposed exterior site improvements include:

- Development of a new system of accessible paths of travel that integrates with the existing network of paths and roadways to provide the necessary connections between the park's buildings and facilities. The new paths of travel would be made of interlocking paver blocks.
- Development of ADA-compliant parking spaces by reconfiguration and re-striping of existing parking areas adjacent to accessible buildings.

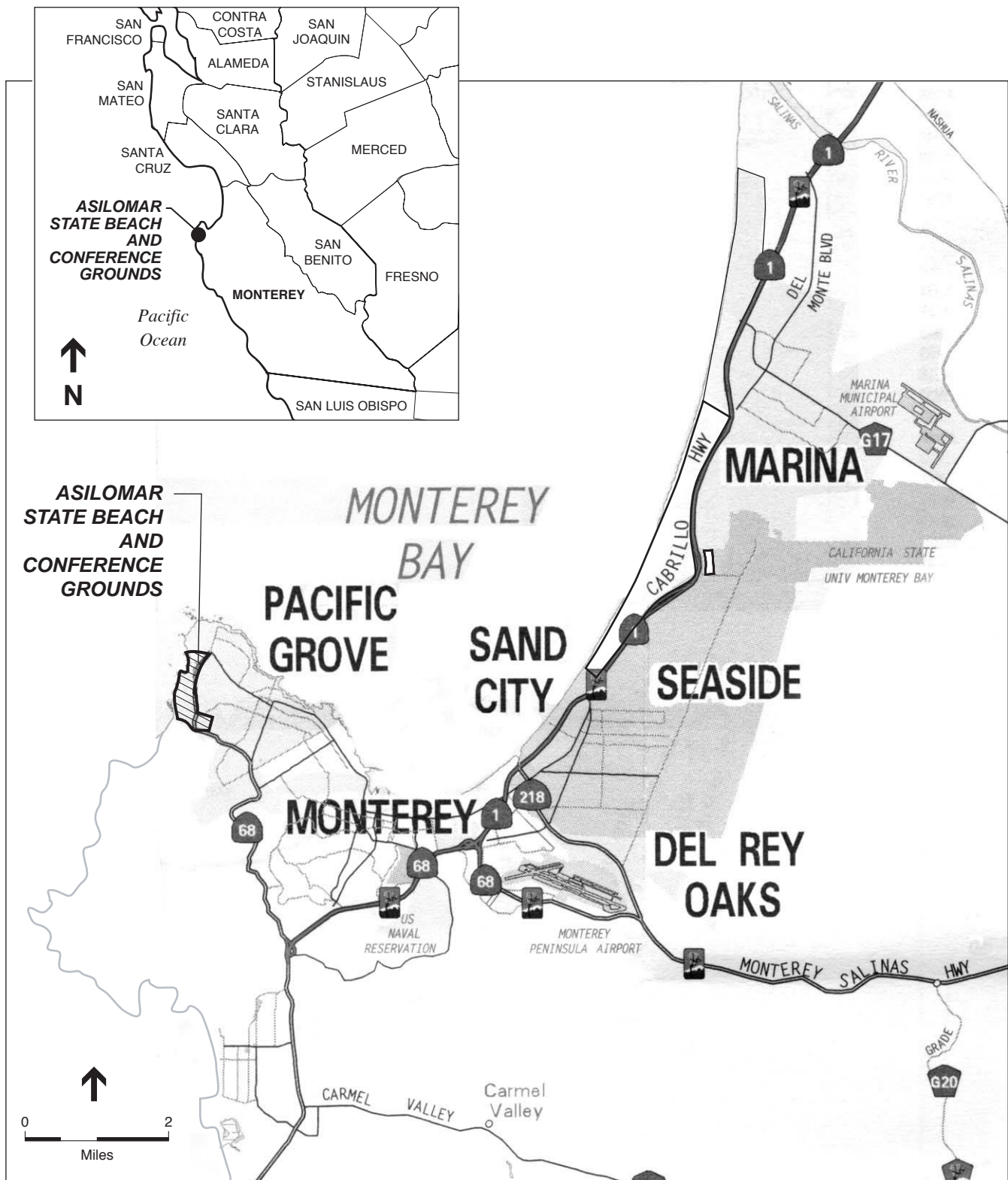
More detailed information is provided in the Asilomar ADA Compliance Plan (ESA, 2007) which is available under a separate cover at the Monterey District Office, Department of Parks and Recreation, and the Delaware North Corporation at Asilomar.

## **8.2 Project Need and Objectives**

### ***8.2.1 Background and Need for the Project***

**Existing Facilities at the Asilomar State Beach and Conference Grounds.** The Asilomar Conference Grounds occupy approximately 45 acres of Asilomar State Beach and Conference Grounds property (see Figure 1). Located in a prime scenic location, the Asilomar Conference Grounds include 317 guest rooms in 30 buildings, and over 50 conference or "break-out" rooms. The visitor rooms contain 692 beds and up to 1,095 visitors each night can be accommodated. Accommodations are without many of the amenities associated with lodging as no in-room televisions or telephones are provided. The Crocker, Woodlands and Seascape dining rooms can seat up to 850 visitors and dining is semi-cafe style (ESA, 2004). The Asilomar Conference Grounds are divided into specific areas; the Historic Core, the Northern Conference Grounds, the Southern Conference Grounds, and the Eastern Conference Grounds.

The William Penn Mott, Jr. Training Center, located within the East Woods complex in the Eastern Conference Grounds, provides a location for statewide training of California State Parks' staff. The training center has adequate lodging and conference facilities for 60 people at a time. On average, approximately 1,000 California State Parks trainees use this facility between mid-September and mid-June. During the remaining three months most of the facilities are available for public visitor use. The Asilomar State Beach and Conference Grounds also include a corporation yard, administrative building, housekeeping complex with laundry, outdoor swimming pool, and greenhouse.



SOURCE: Rand McNally, 2003; ESA, 2007

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**Figure 1**  
Project Location

**Need for the Project.** California State Parks defines accessibility as the combination of various elements in a building or outdoor area, which allows access, circulation and full use of the building, facilities and programs by persons with disabilities. Basic services and experiences need to be accessible to all people with disabilities, while maintaining the intrinsic qualities of the park.

Toward this end, California State Parks committed to a comprehensive plan for improving access to park visitors with mobility and sensory disabilities as part of a settlement agreement in August 2005 from two related class action lawsuits.<sup>1</sup> The two lawsuits alleged that the California State Parks had discriminated against persons with physical disabilities by denying their right to full and equal access to, and use and enjoyment of, the facilities and programs of the California Parks System. The settlement requires the Department to improve access to all park activities, as well as all supporting facilities (such as park entrances, parking, paths of travel, restrooms, telephones, drinking fountains and signage) in full compliance with federal and State of California standards of accessibility.<sup>2</sup> Although not specifically mentioned in the settlement agreement, as a California State Parks' property, the Asilomar State Beach and Conference Grounds is subject to the terms of the agreement.

The California State Parks' vision is to provide universal accessibility that is integrated into the park culture and embodied in its programs, providing visitors, regardless of their abilities, with high quality recreational opportunities while preserving the integrity of park resources. The Department's mission is to provide direction, leadership, encouragement and facilitation toward universal accessibility to maximize park visitor opportunities.

### **8.2.2 Project Objectives**

The Asilomar ADA Compliance Plan was developed with the central goal and commitment to ensure its visitors would have full and comprehensive use and enjoyment of the park's public facilities and programs in compliance with current applicable accessibility codes. In pursuit of this goal, California State Parks and Asilomar's current concessionaire (Delaware North Companies Park & Resorts at Asilomar, Inc.) have sought to attain full accessibility throughout the Asilomar Conference Grounds. In only a few exceptions, (typically due to historic resources considerations) has the park's management decided to permit public areas or facilities within the Asilomar Conference to remain non-ADA compliant.

The central and general overarching goal guiding the Asilomar ADA Compliance Plan decision-making has been to minimize the impacts on the park's existing resources. Throughout the design and planning process, extensive efforts were made to modify and improve proposed ADA improvements to reduce any effects on the park's existing resources. Due to the park's unique historic and natural setting, the potential impacts on its cultural and biological resources were prominent factors in the planning effort. In addition, the potential changes to Asilomar's visual resources and character were considered throughout the development of the Asilomar ADA

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<sup>1</sup> *Tucker v. State of California Department of Parks & Recreation*, N.D. Cal. Case No. C 98-4935 CRB and *Tucker v. California Department of Parks & Recreation*, San Francisco Superior Court No. 99-302586.

<sup>2</sup> [http://www.dralegal.org/downloads/cases/tucker/class\\_notice.pdf](http://www.dralegal.org/downloads/cases/tucker/class_notice.pdf) Accessed May 23, 2006

Compliance Plan. All potential ground moving activities such as the proposed external paths of travel were carefully evaluated to determine the potential for adverse effects to the park's archeological resources.

The principal goal of the Asilomar ADA Compliance Plan is to attain complete and comprehensive ADA compliance.

The primary objectives to obtain this goal are to:

- Ensure full accessibility of and connectivity between park facilities;
- Minimize encroachment by the ADA improvements on undeveloped parkland areas;
- Comprehensive consideration of Asilomar's historic and cultural landscape; and
- Apply extensive planning sensitivity to historic resources designed by renowned architects Julia Morgan and John Carl Warnecke.

### **8.3 Project Characteristics**

#### **8.3.1 Design Characteristics**

The project's proposed building improvements include relatively minor building renovations or remodeling projects. No major structural or internal layout changes to most of the buildings are proposed. Furthermore, most of these ADA compliance improvements consist of minor internal modifications of a type or magnitude too minor to generate environmental impacts either individually or cumulatively to the park's key resources (such as aesthetics, biological or cultural resources). These minor improvements include building and facility changes such as relocation of interior room amenities (e.g. room controls, alarms and/or signage) or stair carpeting replacement. Only those more major internal building modifications (e.g. proposed room remodeling for new ADA restrooms within historic structures) that would be expected to have potential resource impacts are identified in the narrative descriptions below.

The exterior site improvements such as the proposed path of travel improvements (e.g., pathway realignments, re-grading and paver installation) are expected to have potential resource impacts. Park paths will be developed to be at least 60" – 72" in width to accommodate shared use by visitors and electric carts (park paths currently vary in size throughout the site). The new accessible paths of travel are proposed to utilize new interlocking paver blocks in a buff or sand color that match existing pavers at the site, in lieu of asphalt pavement. The new paver blocks would be set on a sand base without mortar to allow water to penetrate beneath the pavers, and would be easily replaceable as needed for future maintenance work and/or re-grading. The pavers would be held in place by 6"-wide, flush-mounted concrete curbs buried up to twelve inches below ground. In total, the path of travel improvements would replace about 137,653 square feet of existing asphalt surfaces with about 137,796 square feet of new paver blocks and concrete borders, for a net encroachment area of approximately 857 square feet (0.02 acres) into currently undeveloped areas at Asilomar.

Throughout the park, the need for hand rails has been minimized by keeping paths of travel routes to 5% or less slopes when possible. Where stairs or steep elevation changes are necessary, slim new bronze handrails are proposed in keeping with the natural style of Asilomar. Accessibility improvements are also proposed for many of the park's parking areas. While some parking areas will require cut and fill and the construction of a retaining wall, others will simply require modest re-grading and resurfacing. The more major exterior site improvements (e.g. proposed new paths of travel with greater potential visual impacts) that would be expected to have potential resource impacts are identified in the narrative descriptions below.

Descriptions of specific ADA improvements proposed within each of the park's four management areas are provided below.

**Historic Core Area.** Figure 2 indicates the boundaries of the Historic Core Area.<sup>3</sup> Table 1 lists the proposed building improvements evaluated within this Initial Study. For each planned ADA improvement: the building, its individual project identification number, and the type of improvement are also shown. Figure 2 depicts the location of these improvements within the Historic Core Area, using the same project identifiers as presented in the table. The most notable of those improvements is presented below. Again, more detailed information on these proposed improvements are provided in the Asilomar ADA Compliance Plan (ESA, 2007).

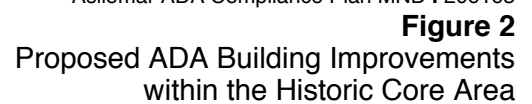
- Renovation of an existing restroom and two guest rooms to meet accessible standards, and internal doorways changes, at the historic Stuck Up Inn.
- Renovation of existing public restrooms to meet accessible standards at the historic Viewpoint and Scripps buildings.
- Numerous miscellaneous minor interior improvements at Stuck-Up Inn, Scripps and Viewpoint – primarily for meeting room facilities – including environmental controls, floor registers, alarms, and door hardware.

Table 2 lists the proposed exterior site improvements within the Historic Core Area. Their locations are shown in Figure 3. Major proposed paths of travel improvements to address existing pathway accessibility deficiencies within the Historic Core include:

- Development of new ADA-compliant paths of travel from the Social Hall, Pirates' Den, Crocker Dining Hall and Viewpoint to Merrill Hall. These new paths of travel alignments were selected instead of major re-grading to meet slope and width requirements.
- A new path of travel alignment between Viewpoint and Stuck-Up Inn.
- A new path of travel between the Entry Gates and Stuck-Up Inn to facilitate ADA access from the Eastern Conference Grounds (i.e. near the Fireside Complex) and reduce vehicle-pedestrian conflicts along the Main Entrance road. This alignment was selected instead of alternate routes through the nearby undeveloped woodland.

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<sup>3</sup> The Historic Core area contains all buildings designated as part of the National Register Historic District at Asilomar.



**TABLE 1**  
**HISTORIC CORE AREA – ADA BUILDING IMPROVEMENTS**

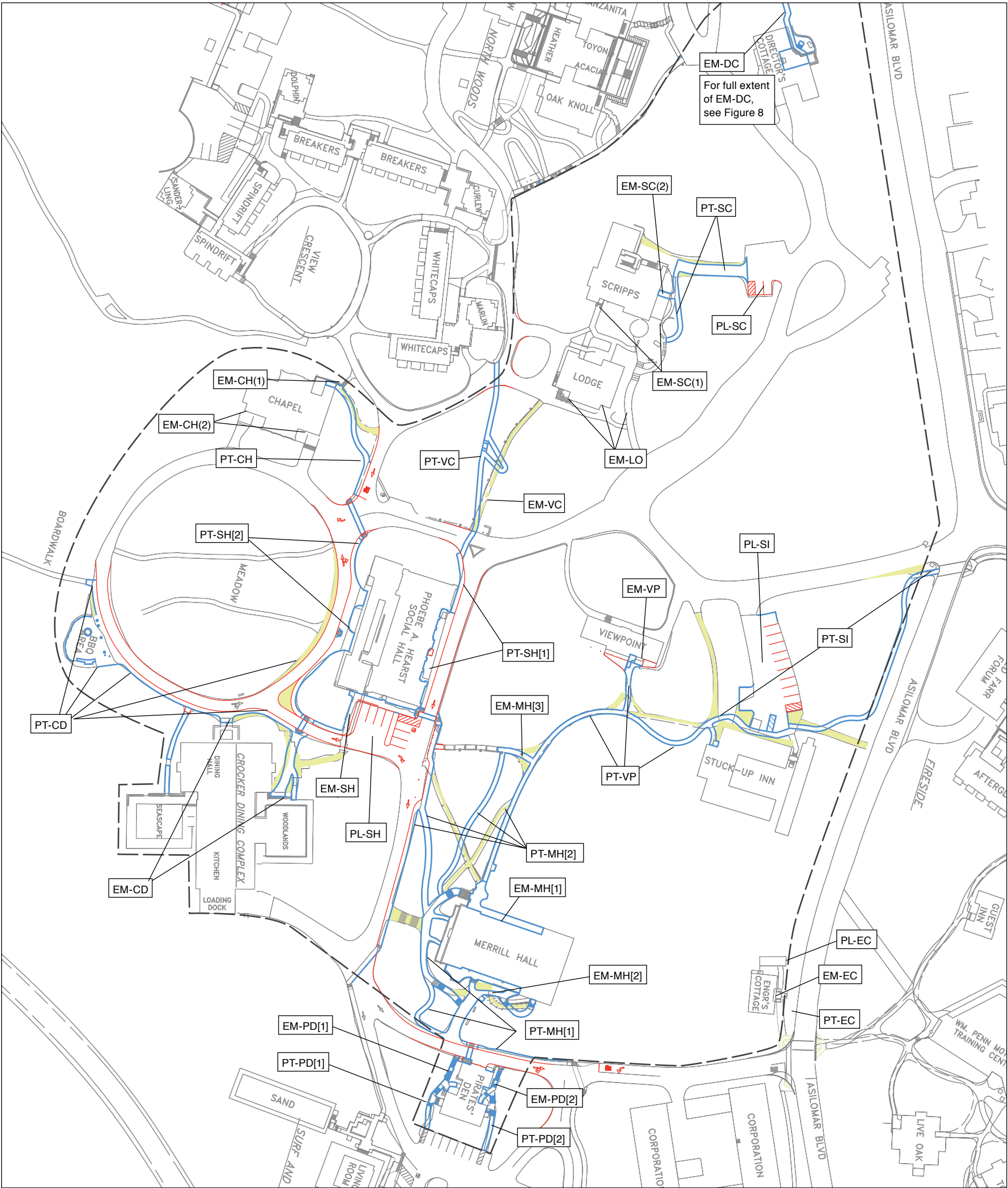
Building / ID Name	Improvement Type	Description and Other Notes
<b>Director's Cottage HS-DC (Julia Morgan, 1927)</b>		
HS-DC-E	Entrance	Entrance (Rear) and Entry Door – Remodel
HS-DC-IM(1)	Interior Modifications	Kitchen Amenities – Remodel
HS-DC-IM(2)	Interior Modifications	Living Room Amenities – Remodel including controls, alarms, room signage
HS-DC-IM(3)	Interior Modifications	North bedroom and bathroom – Remodel including room signage
<b>Scripps HS-SC (Julia Morgan, 1927)</b>		
HS-SC-PR	Public Restrooms	Public Restroom – New unisex restroom in disturbed kitchen area
HS-SC-IM(1)	Interior Modifications	Relocate north wall of the hall to create an accessible route into the building to serve new accessible public restroom and meeting room
HS-SC-IM(2)	Interior Modifications	Interior Amenities in Meeting Room – Including controls, alarms, room signage
<b>Stuck Up Inn HS-SI (Julia Morgan, 1918)</b>		
HS-SI-E	Entrance	Main Building Entrance
HS-SI-PR	Public Restroom	Public Restroom – Remodel
HS-SI-D	Interior Doors	Northeast and Southeast Living Room Doors – Provide new accessible pulls for Northeast and Southeast doors and lock historic hardware in place
HS-SI-IM(1)	Interior Modifications	2 Guestrooms and bathrooms – Remodel including closet door, controls, alarms, room signage
HS-SI-IM(2)	Interior Modifications	Interior Amenities in Living Room – Including controls, floor registers, room signage
<b>Viewpoint HS-VP (Julia Morgan, 1918)</b>		
HS-VP-PR	Public Restrooms	East Restroom – Remodel
HS-VP-IM	Interior Modifications	Interior Amenities in Meeting Room – Including controls, alarms, floor register, room signage

- Several changes to the paths of travel serving Scripps and the surrounding building area are proposed to ensure accessibility to the Scripps patio area.
- Development of an ADA accessible path to the Director's Cottage's rear entrance to address the site's major topography and terrain constraints. Upgrading the ramp and east deck using Trex™ is proposed as the most feasible and least aesthetically-intrusive ADA access solution for the building.

**TABLE 2**  
**HISTORIC CORE AREA – PROPOSED ADA ACCESS IMPROVEMENTS**

Identifier	Access Improvement
<b>Chapel area – CH</b>	
PT-CH	East side PT improvements
EM-CH(1)	Northeast EM improvements – Patio
<b>Crocker Dining Hall area – CD</b>	
PT-CD	PT improvements – Social Hall to Dining Hall and Dining Hall to BBQ area
EM-CD	EM improvements – Handrails on ramp at northeast side of Dining Hall and on the steps at North Entrance
<b>Director's Cottage – DC</b>	
EM-DC	EM improvements – New ramp from Longviews parking lot; deck to rear entry
<b>Engineer's Cottage – EC</b>	
PT-EC	PT improvements – South entrance to Front door
<b>Merrill Hall area – MH</b>	
PT-MH(1)	Southside PT improvements
PT-MH(2)	Northwest PT improvements
EM-MH(1)	EM improvements at Merrill Hall North patio – Carmel stone resurfacing to threshold, drinking fountain
EM-MH(2)	EM improvements at Merrill Hall South patio – Handrail, guardrail, Carmel stone resurfacing to threshold
EM-MH(3)	EM improvements – Ramp north of Merrill Hall, east of Social Hall
<b>Pirates Den area – PD</b>	
PT-PD(1)	West side PT improvements
EM-PD(1)	West side EM improvements – Stairs and handrails
PT-PD(2)	East side PT improvements
EM-PD(2)	East side EM improvements – Stairs and handrails
<b>Scripps – SC</b>	
PT-SC	East side PT improvements
EM-SC(2)	EM improvements – Wooden Boardwalk
PL-SC	Re-striping and Re-grading
<b>Social Hall area – SH</b>	
PT-SH(1)	East side PT improvements
PT-SH(2)	West side PT improvements – Ramp, stairs, and handrails
EM-SH	EM improvements – Ramp south of Social Hall, drinking fountain
PL-SH	Re-grading and re-striping
<b>Stuck Up Inn area – SI</b>	
PT-SI	PT improvements – Entry Pillars to Stuck Up Inn
PL-SI	Re-grading, re-striping and additional four spaces
<b>View Crescent area (path within Historic Core District) – VC</b>	
PT-VC	PT improvements within Historic Core leading toward View Crescent
EM-VC	Ramp on PT leading toward View Crescent
<b>Viewpoint area – VP</b>	
PT-VP	Southside PT improvements
EM-VP	Southside EM improvements – New ramp

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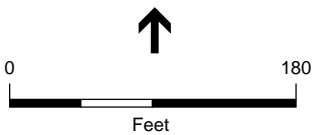
**LEGEND**

Exterior Site Improvement Categories

- PT Paths of Travel
- PL Parking Lot
- EM External Modifications
- Existing Roadways and Paths

Proposed Exterior Site Improvements

- Roadway Modifications
- New and/or Modified Paths of Travel
- Paths to be Removed and Restored to Natural Conditions



SOURCE: Bestor Engineering; ESA. Asilomar ADA Compliance Plan MND . 206163  
**Figure 3**  
Proposed Exterior Site Improvements within the Historic Core Area

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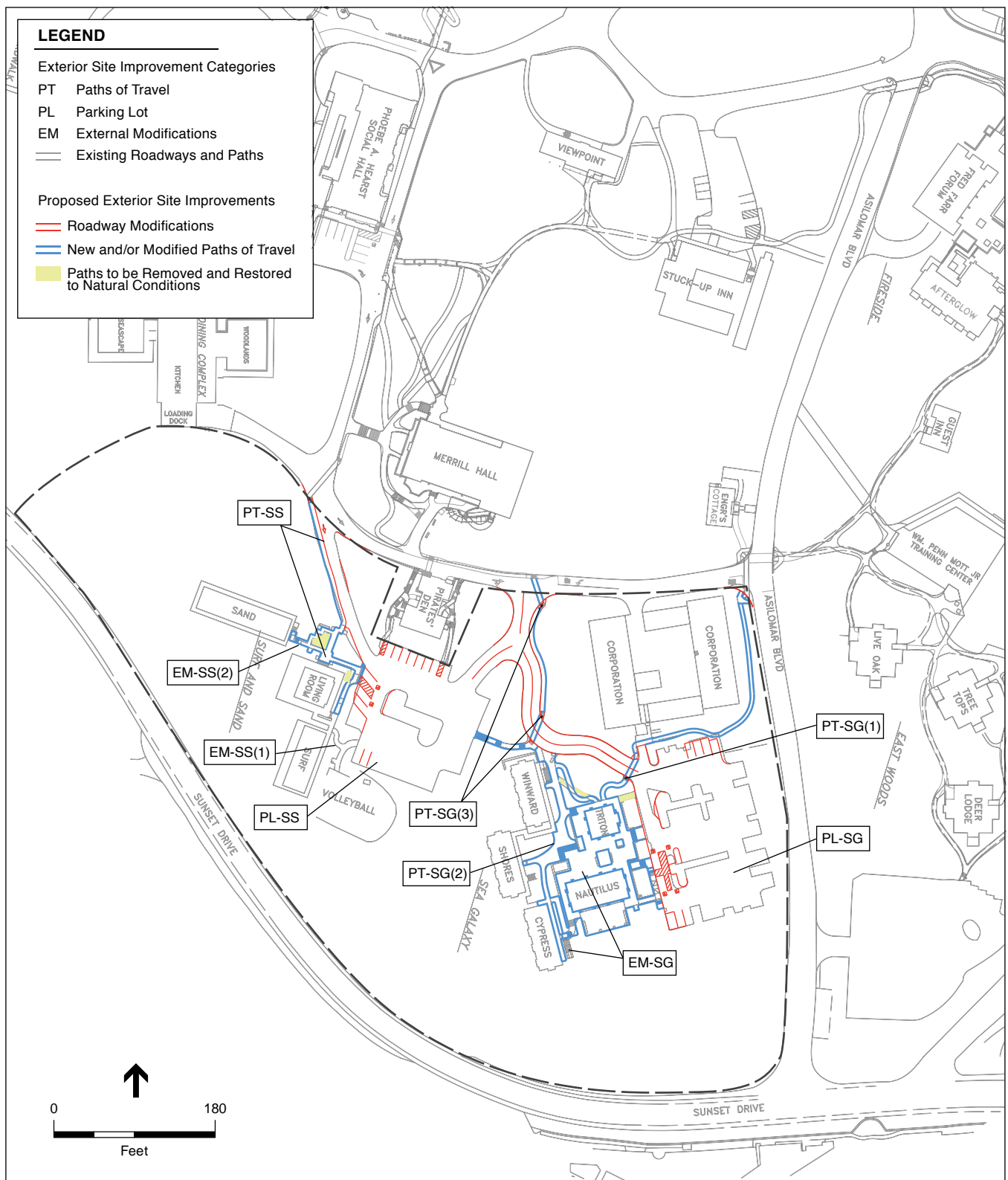
**Southern Conference Grounds Area.** Figure 4 indicates the boundaries of the Southern Conference Grounds Area. All necessary internal ADA compliance improvements for buildings within the Southern Conference Grounds Area were planned in an earlier ADA construction effort in 2005, which included restroom and signage improvements. These previously constructed projects were already approved as Categorical Exemptions under CEQA.

Table 3 lists the proposed exterior site improvements evaluated in this Initial Study, the individual project identification number used by State Parks, and the type of improvement. Figure 4 depicts the location of these improvements within the Southern Conference Grounds Area, using the same project identifiers as presented in the table.

The key proposed exterior ADA improvements within this area are the proposed replacement of the existing pathway and patio between the Historic Core to the Sea Galaxy and Surf and Sand buildings and throughout the Sea Galaxy complex. Replacement of the existing asphalt and exposed concrete aggregate paving surfaces by new interlocking paver blocks is proposed as the ADA-compliance solution most compatible with the park's visual aesthetics.

**TABLE 3**  
**SOUTHERN CONFERENCE GROUNDS AREA – PROPOSED ADA ACCESS IMPROVEMENTS**

Identifier	Access Improvement
Sea Galaxy area – SG	
PT-SG(1)	PT improvements – Asilomar Blvd to Sea Galaxy Parking lot
PT-SG(2)	PT improvements – Within Sea Galaxy Complex
PT-SG(3)	PT improvements – North of Sea Galaxy Complex
EM-SG	EM improvements within Sea Galaxy Complex – Handrails, replacement of Warnecke paving, ramp
PL-SG	Re-grading and re-striping
Surf and Sand area – SS	
PT-SS	PT improvements within Surf and Sand and north of Complex
EM-SS(2)	EM improvements within Surf and Sand – Handrails, replacement of Warnecke paving, walkways, stairs to Surf and Living Room
PL-SS	Re-grading and re-striping, accessible space



SOURCE: Bestor Engineering; ESA.

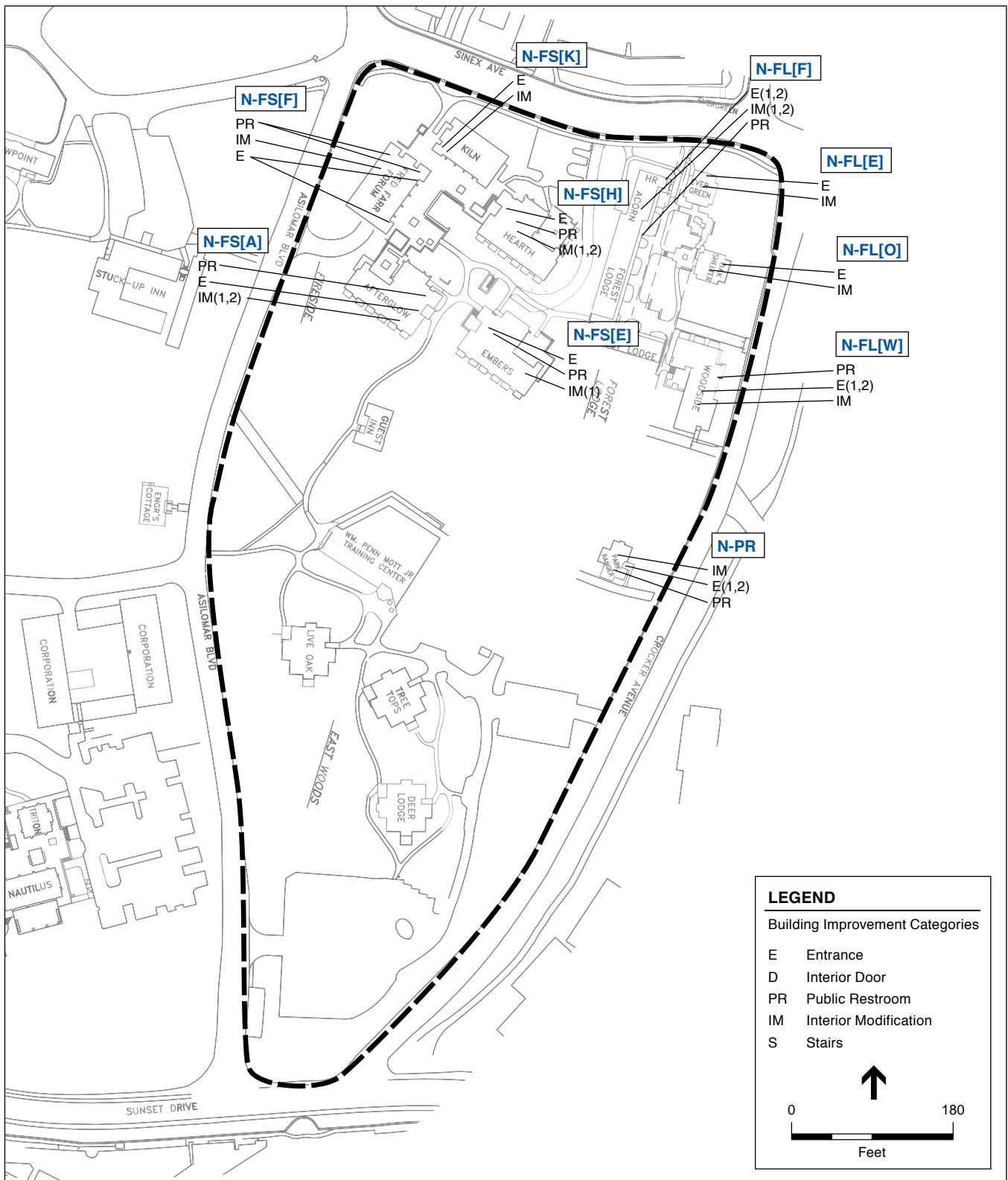
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**Figure 4**  
Proposed Exterior Site Improvements  
within the Southern Conference Grounds Area

**Eastern Conference Grounds Area.** Figure 5 indicates the boundaries of the Eastern Conference Grounds Area. Table 4 lists the proposed building improvements by the Asilomar ADA Compliance Plan in the Eastern Conference Grounds. Each building is identified by an individual project identifier and by type of improvement. Figure 5 depicts the location of these improvements within the Eastern Conference Grounds Area, using the same project identifiers as presented in the table. There are no historic buildings within this area.

Table 5 lists the proposed exterior site improvements within the Eastern Conference Grounds Area. Each building is identified with an individual project identifier according to type of improvement. Figure 6 depicts the location of these improvements, using the project identifiers presented in the corresponding table.

The ADA improvements with CEQA relevance within this area primarily involve external modifications. The most notable external improvements are the various proposed accessible paths of travel improvements. The majority of these proposed paths of travel improvements consist of pathway re-grading and replacement of existing surfacing materials. Generally, only minor pathway re-alignments are proposed within the area.



Note: Buildings with multiple ADA improvements are abbreviated by location for graphic clarity.

SOURCE: Bestor Engineering; ESA.

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**Figure 5**  
Proposed ADA Building Improvements  
within the Eastern Conference Grounds Area

**TABLE 4**  
**EASTERN CONFERENCE GROUNDS AREA – ADA BUILDING IMPROVEMENTS**

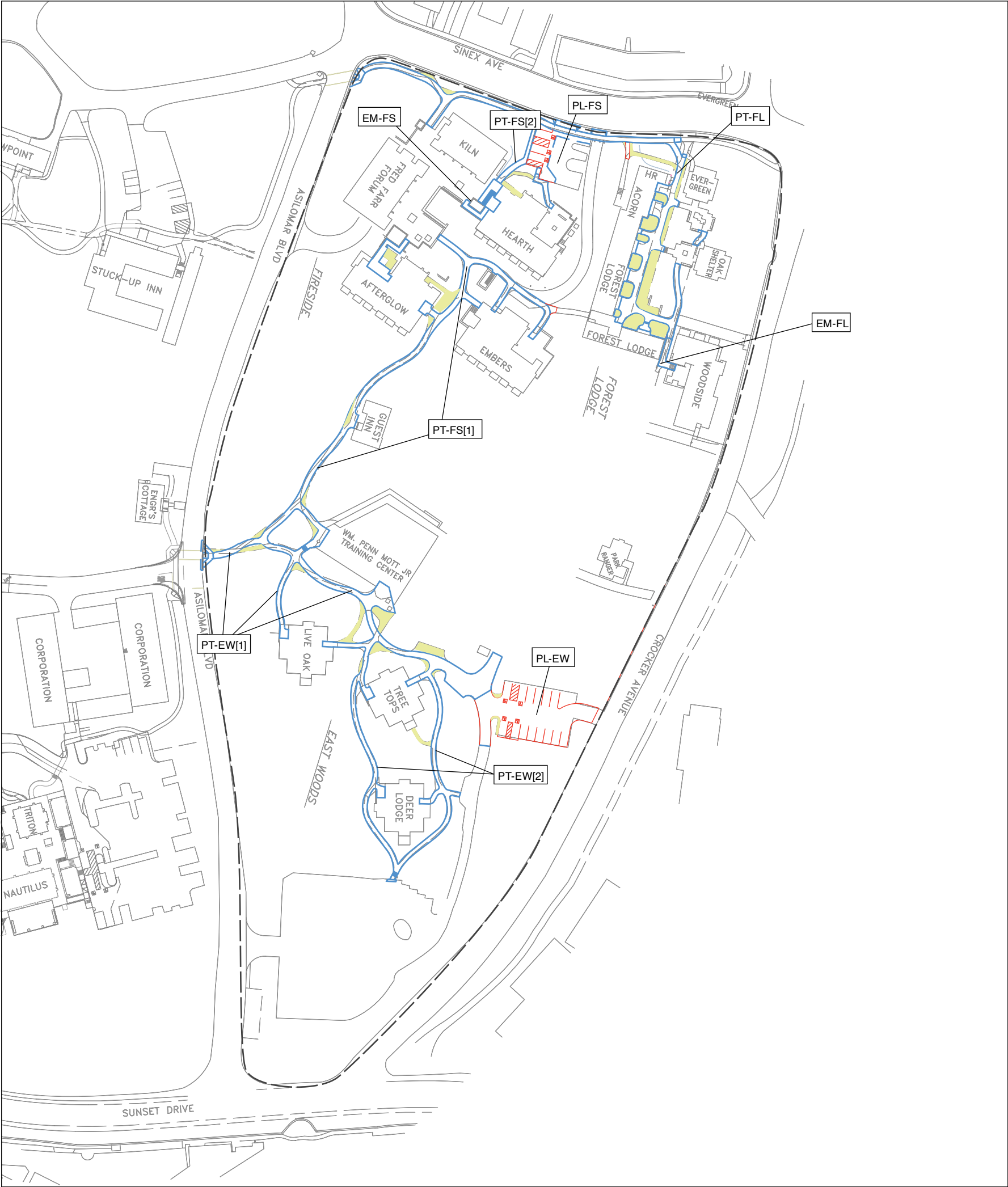
Building / ID Name	Improvement Type	Description
Fireside N-FS		
<i>Fireside – Afterglow N-FS[A]</i>		
N-FS[A]-E	Entrance	Main Entrances
N-FS[A]-PR	Public Restrooms	Public Restrooms
N-FS[A]-IM(1)	Interior Modifications	Living Room and Foyer – Including phones, controls, alarms, room signage
N-FS[A]-IM(2)	Interior Modifications	2 Guestrooms and bathrooms – Remodel
<i>Fireside – Embers N-FS[E]</i>		
N-FS[E]-E	Entrance	Main Entrances
N-FS[E]-IM(1)	Interior Modifications	Living Room and Foyer – Including phones, controls, alarms, room signage
<i>Fireside – Fred Farr Forum N-FS[F]</i>		
N-FS[F]-E	Entrance	Main Entrances
N-FS[F]-PR	Public Restrooms	Public Restrooms
N-FS[F]-IM	Interior Modifications	Meeting Room – Including controls, alarms, room signage
<i>Fireside – Hearth N-FS[H]</i>		
N-FS[H]-E	Entrance	Main Entrances
N-FS[H]-PR	Public Restrooms	Public Restrooms
N-FS[H]-IM(1)	Interior Modifications	Living Room and Foyer – Including phones, controls, alarms, room signage
N-FS[H]-IM(2)	Interior Modifications	2 Guestrooms and bathrooms – Remodel; Room signage
<i>Fireside – Kiln N-FS[K]</i>		
N-FS[K]-E	Entrance	Main Entrances
N-FS[K]-IM	Interior Modifications	Meeting Room – Including controls, alarms, room signage
Forest Lodge N-FL		
<i>Forest Lodge – Evergreen N-FL[E]</i>		
N-FL[E]-E	Entrance	Main Building Entrance
N-FL[E]-IM	Interior Modifications	Meeting Room – Including controls, alarms, room signage
<i>Forest Lodge – Forest Lodge FL[F]</i>		
N-FL-E(1)	Entrance	Human Resources Entrance
N-FL-E(2)	Entrance	Acorn Meeting Room Entrance
N-FL-PR	Public Restrooms	Public Restrooms
N-FL-IM(1)	Interior Modifications	Human Resources Office – Including controls, alarms, room signage; Staff areas of Human Resources and Office to remain non-accessible

**TABLE 4 (Continued)**  
**EASTERN CONFERENCE GROUNDS AREA – ADA BUILDING IMPROVEMENTS**

<b>Building / ID Name</b>	<b>Improvement Type</b>	<b>Description</b>
<b>Forest Lodge N-FL</b>		
<i>Forest Lodge – Forest Lodge FL[F]</i>		
N-FL-IM(2)	Interior Modifications	Acorn Meeting Room – Including controls, alarms, room signage
<i>Forest Lodge – Oak Shelter N-FL[O]</i>		
N-FL[O]-E	Entrance	Main Building Entrance
N-FL[O]-IM	Interior Modifications	Meeting Room – Including controls, alarms, room signage
<i>Forest Lodge – Woodside N-FL[W]</i>		
N-FL[W]-E(1)	Entrance	West Deck Entrances
N-FL[W]-E(2)	Entrance	South Building Entrance – Modify door hardware
N-FL[W]-PR	Public Restrooms	Public Restrooms
N-FL[W]-IM	Interior Modifications	Living Room and Hall – Including phones, controls, alarms, interior drinking fountain, room signage

**TABLE 5**  
**EASTERN CONFERENCE GROUNDS AREA – PROPOSED ADA ACCESS IMPROVEMENTS**

<b>Identifier</b>	<b>Access Improvement</b>
<b>East Woods area - EW</b>	
PT-EW(1)	West side PT improvements
PT-EW(2)	East side PT improvements
PL-EW	Re-grading and re-striping
<b>Fireside area – FS</b>	
PT-FS(1)	Southside PT improvements
PT-FS(2)	Northside PT improvements
EM-FS	EM improvements within Fireside Complex – Ramp
PL-FS	Re-grading and re-striping
<b>Forest Lodge Area – FL</b>	
PT-FL	PT improvements within Forest Lodge Complex
EM-FL	EM improvements within Forest Lodge Complex – Ramp at Woodside



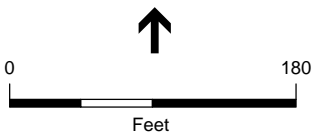
**LEGEND**

Exterior Site Improvement Categories

- PT Paths of Travel
- PL Parking Lot
- EM External Modifications
- Existing Roadways and Paths

Proposed Exterior Site Improvements

- Roadway Modifications
- New and/or Modified Paths of Travel
- Paths to be Removed and Restored to Natural Conditions



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**Northern Conference Grounds Area.** Figure 7 indicates the boundaries of the Northern Conference Grounds Area and the location of these improvements, using the project identifiers presented in the corresponding table. Table 6 lists the proposed building improvements with an individual project identifier according to the type of improvement. There are three Warnecke-designed building complexes located within this area (View Crescent, Longviews, and Housekeeping). In accordance with California State Park's direction for the park's other Warnecke buildings, these buildings were evaluated for their potential historic significance by Carey & Co. The Warnecke-designed View Crescent and Housekeeping may become eligible for listing in the NRHP as a historic resource when they reach 50 years of age. Longviews is not expected to qualify in the future as being historically significant due to later alterations.

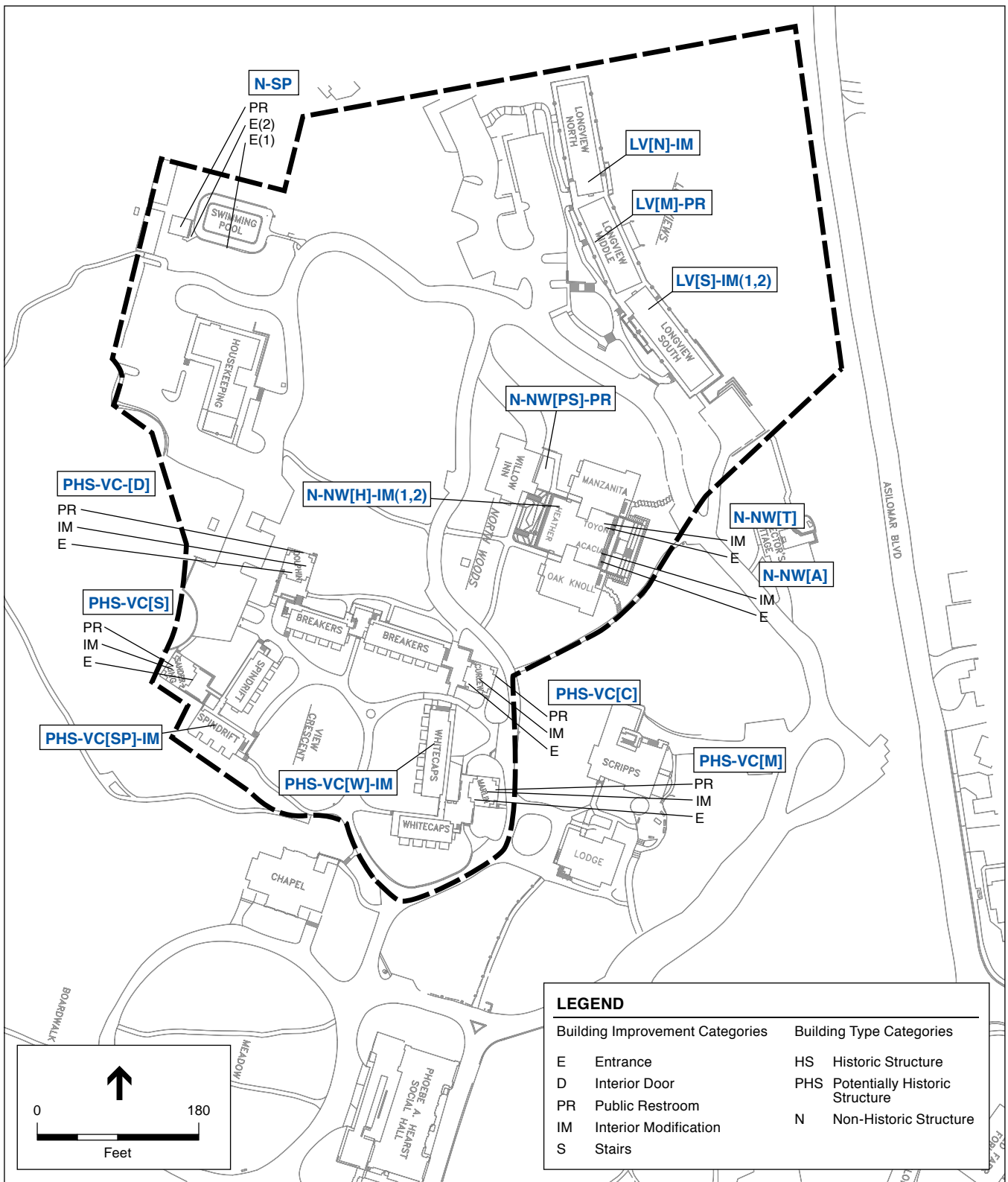
Table 7 lists the proposed exterior site improvements by the Asilomar ADA Compliance Plan for the Northern Conference Grounds Area. Each site improvement is identified by an individual project identifier according to the type of improvement. Figure 8 depicts the location of these improvements by corresponding project identifier.

The following five new or modified paths of travel would be constructed in the Northern Conference Grounds Area:

- New path of travel from the Social Hall to the eastern side of the View Crescent group, including an accessibility ramp;<sup>4</sup>
- New path of travel from the View Crescent complex to the North Woods' meeting rooms;
- New path of travel located west of View Crescent that directs pedestrian traffic first to the parking area and then due north to the historic Swimming Pool;
- New path of travel between the North Woods group and Longviews; and
- Modified path of travel to View Crescent's Dolphin, Breakers and Spindrifft buildings.

The Asilomar ADA Compliance planning effort is solely focused on the accessibility deficiencies associated with the public use of the Asilomar Conference Grounds buildings and facilities (i.e., the four areas described above). ADA compliance issues for the park's non-public and staff areas (e.g. the Crocker Hall kitchens) will be evaluated and addressed after the completion of the necessary ADA improvements for the park's public use. Specific buildings and facilities that are excluded from the Asilomar ADA Compliance Plan include: Corporation Yard, Housekeeping, Native Plant Nursery, and the administration offices within Social Hall, Viewpoint, Forest Lodge, Crocker Hall kitchens, and the Mott Training Center.

<sup>4</sup> A portion of this path of travel improvement is incorporated within the Historic Core access improvements.



Note: Buildings with multiple ADA improvements are abbreviated by location for graphic clarity.

SOURCE: Bestor Engineering; ESA.

Asilomar ADA Compliance Plan MND . 206163

**Figure 7**  
Proposed ADA Building Improvements  
within the Northern Conference Grounds Area

**TABLE 6**  
**NORTHERN CONFERENCE GROUNDS AREA – ADA BUILDING IMPROVEMENTS**

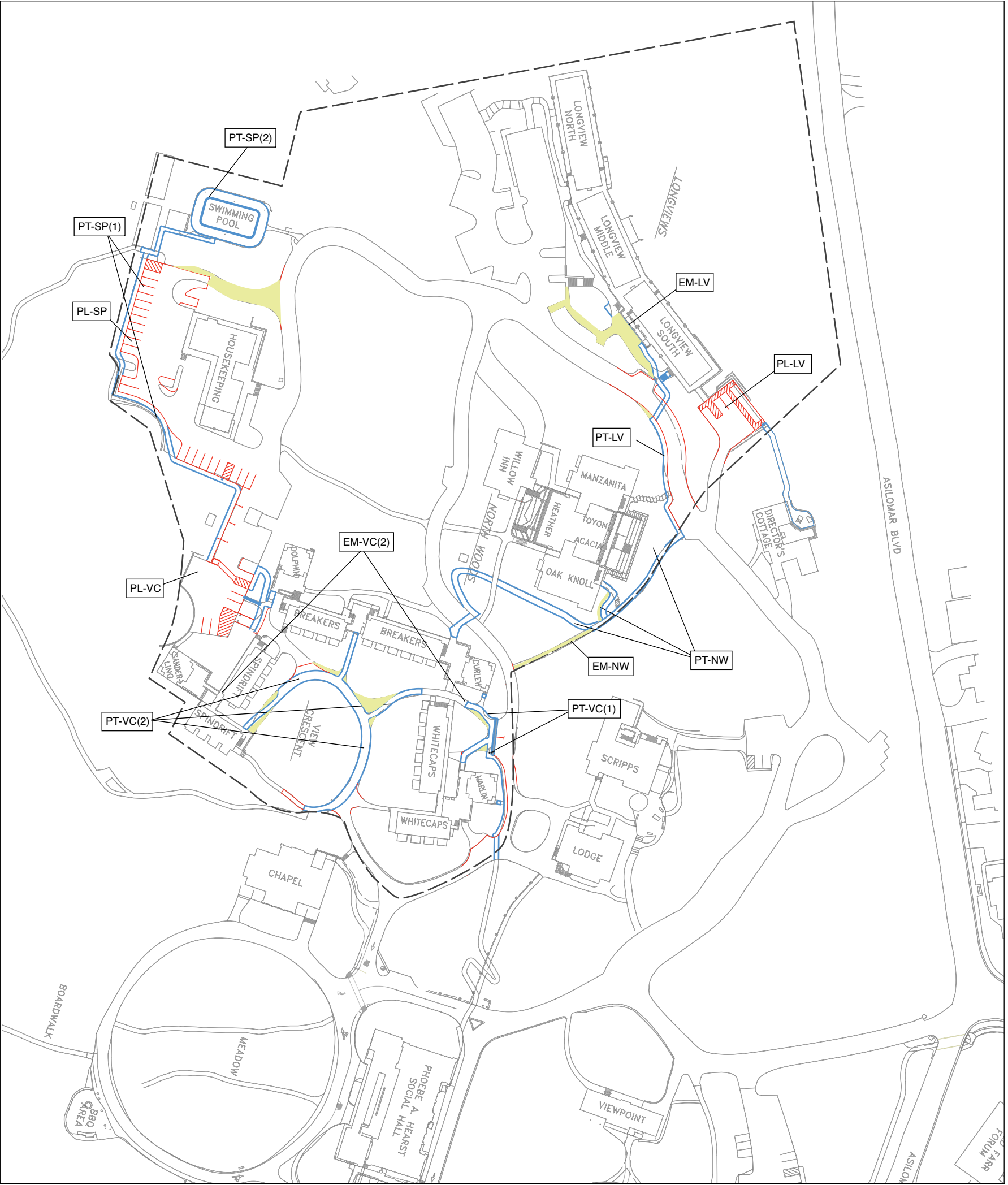
Building / ID Name	Improvement Type	Description and Other Notes
<b>Longviews -LV (Warnecke, 1966)</b>		
<i>Longviews North --LV[N]</i>		
LV[N]-IM	Interior Modifications	Living Room – Remodel including controls, room signage
<i>Longviews Middle --LV[M]</i>		
LV[M]-PR	Public Restrooms	Public Restroom – Remodel guestroom into accessible public restroom including signage
<i>Longviews South --LV[S]</i>		
LV[S]-IM(1)	Interior Modifications	3 guestrooms and bathrooms – Remodel including room signage
LV[S]-IM(2)	Interior Modifications	Living Room – Remodel including controls, room signage
<b>North Woods N-NW</b>		
<i>North Woods – Acacia N-NW[A]</i>		
N-NW[A]-E	Entrance	Exterior Meeting Room Access – Remodel
N-NW[A]-IM	Interior Modifications	Meeting Room – Including controls, pulls, alarms, room signage
<i>North Woods – Heather N-NW[H]</i>		
N-NW[H]-IM(1)	Interior Modifications	Interior Meeting Room Access- Remove existing stair in North Foyer. Extend elevated floor. Provide interior accessibility lift in north end of meeting room.
N-NW[H]-IM(2)	Interior Modifications	Meeting Room – Including controls, pulls, alarms, room signage
<i>North Woods – Toyon N-NW[T]</i>		
N-NW[T]-E	Entrance	Exterior Meeting Room Access – Remodel
N-NW[T]-IM	Interior Modifications	Meeting Room – Including controls, pulls, alarms, room signage
<i>North Woods – Parking Structure N-NW[P]</i>		
N-NW[PS]-PR	Public Restrooms	2 Public Restrooms – Build in Parking Structure adjacent to new path of travel.
<b>View Crescent PHS-VC (Warnecke, 1968)</b>		
<i>View Crescent – Curlew PHS-VC[C]</i>		
PHS-VC[C]-E	Entrance	Entrance – Provide new hardware
PHS-VC[C]-PR	Public Restroom	Public Restroom – Remodel Existing Men's and Women's Restroom into single unisex restroom
PHS-VC[C]-IM	Interior Modifications	Interior Amenities for Meeting Room – Including controls, room signage
<i>View Crescent – Dolphin PHS-VC[D]</i>		
PHS-VC[D]-E	Entrance	Entrance – Provide new hardware
PHS-VC[D]-PR	Public Restroom	Public Restroom – Remodel Existing Men's and Women's Restroom into single unisex restroom
PHS-VC[D]-IM	Interior Modifications	Interior Amenities for Meeting Room – Including controls, room signage
<i>View Crescent – Marlin PHS-VC[M]</i>		
PHS-VC[M]-E	Entrance	Entrance – Provide new hardware
PHS-VC[M]-PR	Public Restroom	Public Restroom – Remodel Existing Men's and Women's Restroom into single unisex restroom
PHS-VC[M]-IM	Interior Modifications	Interior Amenities for Meeting Room – Including controls, room signage

**TABLE 6 (Continued)**  
**NORTHERN CONFERENCE GROUNDS AREA – ADA BUILDING IMPROVEMENTS**

Building / ID Name	Improvement Type	Description and Other Notes
View Crescent PHS-VC ( <a href="#">Warnecke, 1968</a> ) (cont.)		
<i>View Crescent – Sanderling PHS-VC[S]</i>		
PHS-VC[S]-E	Entrance	Entrance – Provide new hardware
PHS-VC[S]-PR	Public Restroom	Public Restroom – Remodel Existing Men's and Women's Restroom into single unisex restroom
PHS-VC[S]-IM	Interior Modifications	Interior Amenities for Meeting Room – Including controls, room signage
<i>View Crescent – Whitecaps PHS-VC[W]</i>		
PHS-VC[W]-IM	Interior Modification	Guest unit improvements
<i>View Crescent – Spindrift PHS-VC[SP]</i>		
PHS-VS[SP]-IM	Interior Modification	Guest unit improvements
Swimming Pool - SP		
PR-E(1), E(2)	Public Restroom	Public recreation remodel

**TABLE 7**  
**NORTHERN CONFERENCE GROUNDS AREA – PROPOSED ADA ACCESS IMPROVEMENTS**

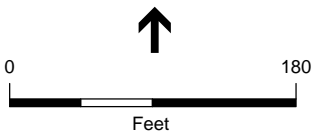
Identifier	Access Improvement
North Woods area – NW	
PT-NW	Southeast PT improvements to North Woods Complex
EM-NW	Ramp leading to east side of North Woods Complex
Longviews area – LV	
PT-LV	PT improvements to Longviews
EM-LV	EM improvements at Longviews South – Ramp
PL-LV	Re-grading and re-striping
Swimming Pool area – SP	
PT-SP(1)	PT improvements – View Crescent to Swimming Pool
PT-SP(2)	PT improvements at Swimming Pool – Replace coping and deck
PL-SP	Re-grading and re-striping, accessible space
View Crescent area – VC	
PT-VC(1)	PT improvements leading toward View Crescent (shown on Historic Core map)
PT-VC(2)	PT improvements within View Crescent complex
EM-VC(2)	EM improvements within View Crescent complex – Handrails, boardwalk, Trex ramp
PL-VC	Re-grading and re-striping



**LEGEND**

- Exterior Site Improvement Categories
- PT Paths of Travel
  - PL Parking Lot
  - EM External Modifications
  - Existing Roadways and Paths

- Proposed Exterior Site Improvements
- Roadway Modifications
  - New and/or Modified Paths of Travel
  - Paths to be Removed and Restored to Natural Conditions



SOURCE: Bestor Engineering; ESA. Asilomar ADA Compliance Plan MND . 206163

**Figure 8**  
Proposed Exterior Site Improvements  
within the Northern Conference Grounds Area

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### **8.3.2 Construction Characteristics**

The project would involve typical construction activities associated with minor building renovations and minor landscaping improvements. The most intensive construction activities that would occur under the Plan would likely be associated with the path of travel improvements (e.g., pathway realignments, re-grading and paver installation) and several major internal building modifications (e.g. proposed room remodeling for new ADA rest-rooms).

Paths of travel construction would involve tree removal, removal of asphalt pavement and other ground surface materials, limited grading, and installation of the interlocking pavers (see Figures 3, 4, 6 and 8). Grading and other activities would require the use of some heavy equipment, such as bobcats and heavy trucks; there would also be limited use of impact equipment (e.g., pile drivers or jackhammers) for asphalt removal and rock base “tamping.” Construction would occur during daylight hours (except in case of emergency). Construction vehicle access would occur via several State and local roadways, including Scenic Coast State Highway 1, 17-mile Drive, Sunset Drive, and Asilomar Avenue. It is anticipated that the individual ADA Plan’s improvements would on average require at least ten days of active construction work and would require less than 12 one-way commuting worker trips and an average of up to two heavy truck trips to the activity sites each workday.

The proposed improvement construction would be grouped by area and/or project type, and scheduling of the construction activities would be phased to avoid major disruption to activities in the conference grounds.

### **8.3.3 Operating Characteristics**

The proposed changes would not affect visitor levels to the park nor add new visitor services or amenities besides the improved visitor accessibility. The ADA improvements would also not change the manner in which the Asilomar Conference Grounds are managed.

### **8.3.4. Parking Characteristics**

Asilomar State Beach and Conference Center currently has 409 traditional parking spaces, 18 accessible parking spaces, 17 reserve or permit parking spaces, and 23 loading zone spaces on-site. Immediately off-site, there are 114 traditional on street parking spaces located along Crocker, Sinex, and Asilomar Avenues. Therefore, there are a total of 581 parking spaces available to users of the Conference Center. As a result of the proposed ADA Plan, it is estimated that there will be 392 traditional parking spaces on-site (loss of 17), 31 accessible parking spaces on-site (gain of 13), 13 reserve or permit parking spaces on-site (loss of 4), and 19 loading zone spaces on-site (loss of 4). No changes to the number of off-site parking spaces are proposed. The total of both on- and off-site traditional parking spaces is estimated to change from 581 to 569 (loss of 12). The gain in accessible spaces will occur as a result of restriping existing parking lots, rather than from the creation of new paved parking spaces in areas that are currently undeveloped.

## **9.0 Surrounding Land Uses and Setting**

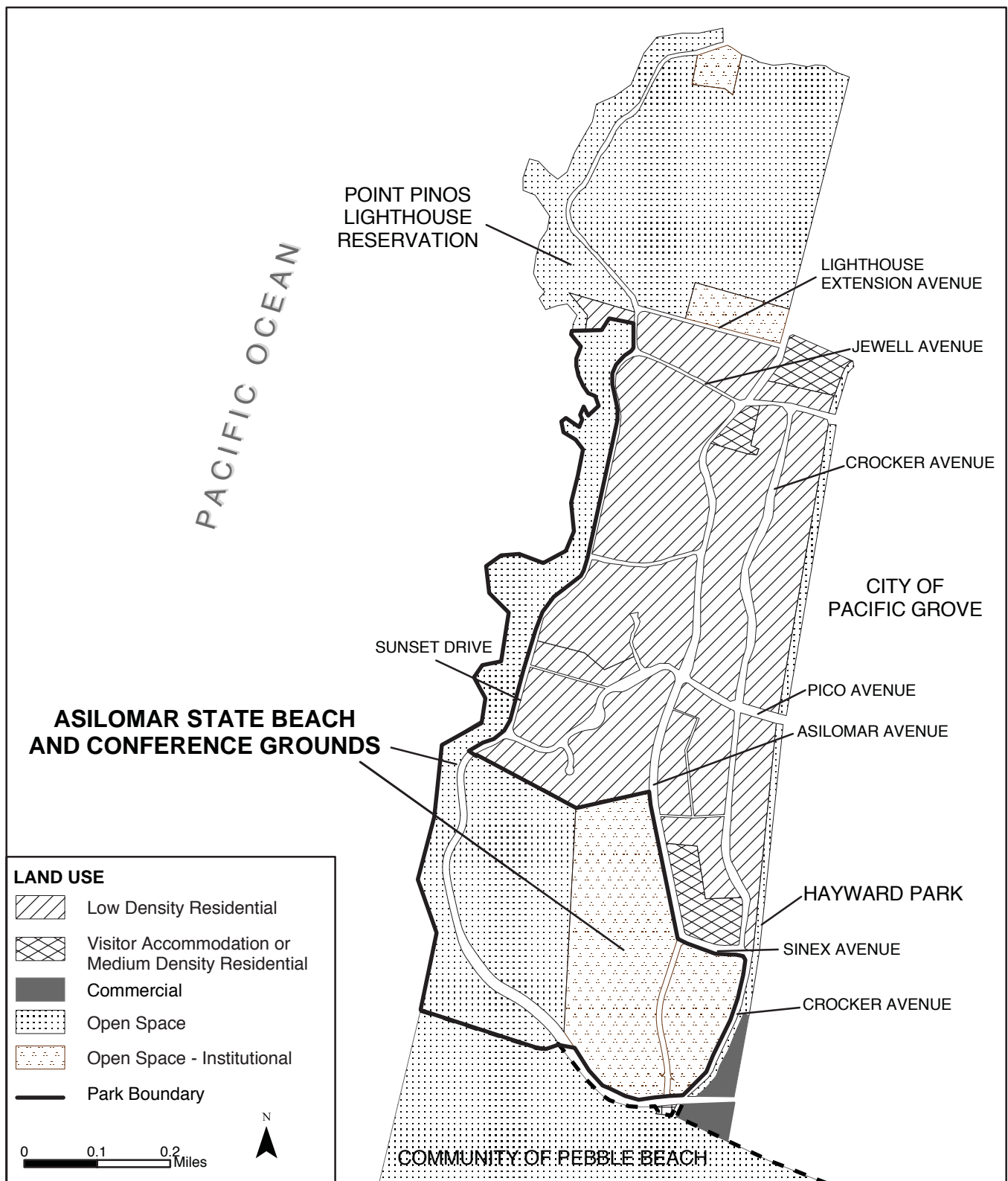
The Project Area is the Conference Grounds portion of the Asilomar State Beach and Conference Grounds, located on the western extremity of the Monterey Peninsula within the City of Pacific Grove. The park is bordered by the Pacific Ocean to the west. The dominant land uses in Pacific Grove include residential, commercial, recreation and open space (see Figure 9). The residential areas north of the park are designated in the Pacific Grove General Plan as low density residential. The Point Pinos Lighthouse Reservation is a City park and designated open space. Most areas east of the Asilomar State Beach and Conference Grounds are designated as low density residential, medium density residential, and visitor accommodation/medium-high density residential.

Commercial areas are located to the southeast of Asilomar State Beach and Conference Grounds, although next to Crocker Avenue there is also a narrow area of parkland called Hayward Park. The boundary for the unincorporated community of Pebble Beach is located to the south of Asilomar State Beach and Conference Grounds. These adjoining Pebble Beach properties are zoned as open space for recreational use. Scenic Coast State Highway 1 provides year-round access to the Monterey Peninsula from the north and south. State Highways 68 and 152 connect to the coast route from the major arterials of State Route 101 and Interstate 5 inland.

## **10. Other Public Agencies Whose Approval is Required**

The California State Office of Historic Preservation (OHP), a division of California State Parks, is responsible for administering federal and state mandated historic preservation programs in California. As both a California State Park and a property listed on the National Register of Historic Places, any substantial alterations to Asilomar's historic structures or setting will require review and approval by the OHP prior to implementation. Approval will also be required from California State Parks' Accessibility Section, who will be responsible for approving and signing each construction document for accessibility compliance. Planning review and approval by the California State Fire Marshall of the project's fire and life safety compliance will be required. The Asilomar State Beach and Conference Grounds are located within the coastal zone for the City of Pacific Grove. However, the City of Pacific Grove does not have an approved local coastal program. Consequently, the California Coastal Commission retains permitting authority for the proposed project.

As a state owned property, the Asilomar Conference Grounds and State Beach is not under the planning jurisdiction of the City of Pacific Grove and therefore the project will not require City approval. However, California State Parks and the City of Pacific Grove have a long-standing partnership and cooperative relationship. Therefore, California State Parks will work with the City of Pacific Grove for project review and consultation.



SOURCE: City of Pacific Grove, 1994; ESA, 2007

Asilomar ADA Compliance Plan MND . 206163

**Figure 9**  
Surrounding Land Use

## References

- California State Parks. *January 2000 ADA Proposed Plan*. January 2000.
- California State Parks. *July 2000 Needs Assessment*. October 2000.
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- Carey & Company, *Asilomar Conference Center Proposed ADA Project Cultural Resources Technical Report*, February, 2008
- Environmental Science Associates (ESA). *Final Asilomar ADA Compliance Plan*. prepared for DNC Parks & Resorts at Asilomar. February 2007.
- Shaw Architecture Planning, Inc. *Asilomar State Beach and Conference Grounds Accessibility Renovation - Phase 1 Building Analysis*. November 2002
- Shaw Architecture Planning, Inc. *Asilomar State Beach and Conference Grounds Accessibility Renovation - Phase 2 Building Analysis*. March 2004.
- Shaw Architecture Planning, Inc. *Asilomar State Beach and Conference Grounds Accessibility Renovation - Phase 3 and 4 Building Analysis*. April 2006.
- Shaw Architecture Planning, Inc. *Chapel Access Plan*. March 2006.
- Shaw Architecture Planning, Inc. *Crocker Hall Access Plan*. December 2004.
- Shaw Architecture Planning, Inc. *Merrill Hall Access Plan*. March 2005.
- Shaw Architecture Planning, Inc. *Sea Galaxy Access Plan*. November 2005 (rev).
- Shaw Architecture Planning, Inc. *Personal Communication with Al Hittle, Facilities Manager of DNC Parks & Resorts at Asilomar. November 5th, 2004.*
- Shaw Architecture Planning, Inc. *Phase 1 Ground Access Plan*. December 2005 (rev).
- Shaw Architecture Planning, Inc. *Phase 2 Ground Access Plan*. March 2004.
- Shaw Architecture Planning, Inc. *Phase 3 Ground Access Plan*. October 2006.
- Shaw Architecture Planning, Inc. *Revised Phase 3 Building Analysis*. October 2006.

## Environmental Factors Potentially Affected

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture Resources                         | <input type="checkbox"/> Air Quality                    |
| <input checked="" type="checkbox"/> Biological Resources            | <input checked="" type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology, Soils and Seismicity  |
| <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality        | <input type="checkbox"/> Land Use and Land Use Planning |
| <input type="checkbox"/> Mineral Resources                          | <input checked="" type="checkbox"/> Noise                              | <input type="checkbox"/> Population and Housing         |
| <input type="checkbox"/> Public Services                            | <input type="checkbox"/> Recreation                                    | <input type="checkbox"/> Transportation and Traffic     |
| <input type="checkbox"/> Utilities and Service Systems              | <input checked="" type="checkbox"/> Mandatory Findings of Significance |   |

### DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial study:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

Signature

Date

Printed Name

For

# Environmental Checklist

## Aesthetics

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>1. AESTHETICS—Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

### Setting

As described below, Asilomar State Beach and Conference Grounds is a scenic resource, and provides viewing opportunities of scenic vistas (defined as long-range views encompassing valued natural or built landscape features), including the Pacific Ocean, beaches, and coastal dune and Monterey pine habitats. In addition, Asilomar State Beach and Conference Grounds are part of scenic vistas viewed from external locations.

Asilomar State Beach and Conference Grounds was established to perpetuate, and to make available to the people of California, the spectacularly beautiful coastlines, dunes, and coastal forests of the Monterey Peninsula near Point Pinos Lighthouse; the architecture of Julia Morgan and others, both within and outside of the historic campus core of the Asilomar Conference Grounds; and the social history of the original development of Asilomar and its continuation in the conference grounds theme and function. Although portions of the Asilomar Conference Grounds are visible from Sunset Drive along the site's western boundary, the site is not visible from Highway 1, the nearest scenic highway (Caltrans, 2006) due to the distance (approximately three miles to the south), and intervening topography.

### Existing Visual Character of the Project Site

The existing visual character of Asilomar State Beach and Conference Grounds is determined by the attributes (color, form, texture) of specific site features and by the patterns that the features have assumed as a result of natural processes and human uses. The existing visual character of the park is also influenced by atmospheric effects and by seasonal changes in the foliage of the natural vegetation on the site. The Asilomar Conference Ground's visual character is composed of several components. As discussed in a *Historic Landscape Assessment* prepared by Carey & Company in 2007, available under a separate cover, and Carey & Company's *Cultural Resources*

*Technical Report* in 2008 (see Appendix), the quality of its visual character (and most importantly its historic landscape) is dependent on the scenic resources contributing to the landscape. Scenic resources contributing to the historic landscape include seven categories of character defining features: 1) Land Use and Spatial Organization; 2) Topography and Drainage; 3) Vegetation and Wildlife; 4) Circulation; 5) Views; 6) Archeological Resources; and 7) Buildings and Structures.

There are four types of viewsheds<sup>5</sup> at Asilomar State Beach and Conference Grounds: views of the Pacific Ocean and coastline from the Asilomar Conference Grounds and the beach areas; interior and exterior views of the architecture of Julia Morgan and others; views of the scenic interface of coastal dunes and Monterey pine forest; and the buildings and their relationship with the natural environment. The following primary views of Pacific Ocean and coastline include the following:

- Westerly views of the Pacific Ocean from the Social Hall, Crocker Dining Complex, and Merrill Hall (View A).
- Southwesterly views of the Pacific Ocean from Scripps and Lodge (View B).
- West and southwesterly views from Sea Galaxy and Surf and Sand (View C).
- Southerly views across the Historic Core from the Chapel (View D).
- Views across the Historic Core from View Crescent (View E).
- Although built much later, the views from Longviews were pre-figured in the 1913 Julia Morgan Plan (View F).

Figure 10 shows the location and direction of these primary Pacific Ocean and coastline views. Figures 11 and 12 provide representative examples of actual views. The key characteristics of the four viewshed types at Asilomar are discussed below:

### **Views of the Pacific Ocean and Coastline**

Views of the Pacific Ocean are an important and dynamic component of the site's historic landscape. Ocean views were limited at the time of Asilomar's initial building construction, due to the area's heavily forested resources. As the campus was developed, ocean and coastline views became available from many of the conference grounds' built structures, and well as from the many pathways and roads that traverse the park as trees were removed from the construction sites. Asilomar's forests are dynamic and have been in various states of maturity, health and density throughout the life of the campus. Historical (including some aerial) photos show that views from various areas in Asilomar have fluctuated significantly with natural and human-induced changes in the forest (with the exception of the rapid and steady decline of pines since the mid 1990's due primarily to pitch canker).

One of the more prominent scenic vistas of the Pacific Ocean from the Conference Grounds is located on the western side of Phoebe Apperson Hearst Social Hall. Some of the upper areas of

<sup>5</sup> A viewshed is a portion of the natural environment that is visible from one or more viewing points.

the Conference Grounds near View Crescent and Longviews offer expansive views of the entire coastline.

### **Interior and Exterior Views of Asilomar's Architecture**

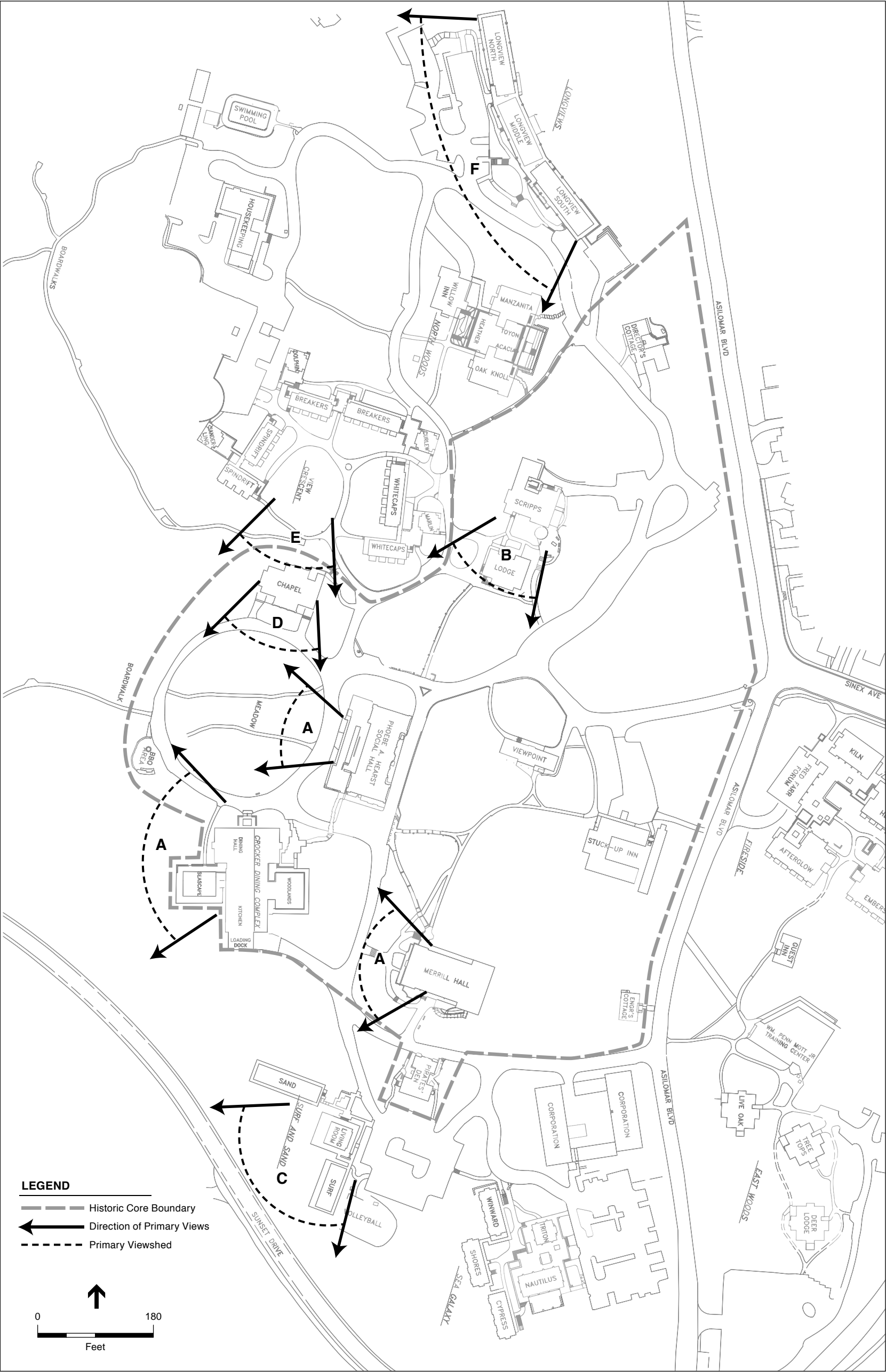
Just as important as views of the Pacific Ocean and coastline is the scenic value of the interior views within the campus, which are considered character-defining features of the historic landscape. In part, the site relationships between the built resources in Julia Morgan's work, and that of John Carl Warnecke, create the rustic quality of the campus. Prominent interior views of the Conference Grounds' architecture are as follows:

- In the Historic Core, the uninterrupted close views between the Crocker Dining Hall, the Administration Building, Merrill Hall and the Chapel create an important ensemble suggesting the center of community.
- Historic buildings outside of, and not immediately visible from the Historic Core appear unexpectedly as one walks the circuitous roads and pathways, lending a feeling of remoteness to the location. This is a dynamic type of view dictated by the circulation system and is a contributor to the character of the site.
- Individual, near views of all individual historic buildings from the adjacent streets or paths speak to the design character of the individual contributors to the National Register District. In particular, the unimpeded view of the western (primary) façade of Merrill Hall from the street below has become an icon of Arts and Crafts Architecture.
- The internal roads and pathways within the Conference Grounds also offer views of the interior of buildings.

Prominent exterior views of the Conference Grounds' architecture include views from Sunset Drive east toward the Conference Grounds; views from the dune boardwalks south and east toward the built structures; and views from roadways adjacent to the View Crescent complex looking south toward the central campus. Most of these views are also defined by the current pathway configuration that generally conforms to the surrounding topography. As a result, many routes within the park are more circuitous and consequently as one travels along the way buildings and other visual features come in and out of view. This aspect of the park's visual landscape contributes to both a sense of enclosure and of proximity with the park's natural and built environments sought by Julia Morgan's original site design.

### **Views of the Scenic Interface of Coastal Dunes and Monterey Pine Forest**

Asilomar State Beach and Conference Grounds is a seaside retreat whose visual characteristics are largely defined by the Pacific Ocean, the dunes, and Monterey pine forest. The inland area of Asilomar State Beach and Conference Grounds is comprised of stabilized dunes, covered with Monterey pine forest, which is a rare and environmentally sensitive plant community. The understory canopy is comprised of coast live oak, with grasses, brush, shrubs, and pine litter on the forest floor. The forest canopy towers dramatically over the landscape, providing visual contrast to the low-lying coastal dune vegetation. The forest canopy is somewhat open and fragmented, having been modified by human development and diseases since the early 1900s.



**Figure 10**  
Primary Views of the Pacific Ocean  
and Coastline at Asilomar

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Westerly view of the  
Pacific Ocean from the  
Social Hall Patio  
(View A)



Southwesterly view of the  
Pacific Ocean from Lodge  
(View B)



Southwesterly view from  
Surf and Sand  
(View C)



Southerly view across the  
Historic Core from the Chapel  
(View D)



View across the Historic Core  
from View Crescent  
(View E)



View from Longviews  
(View F)

### **Asilomar's Buildings and their Relationship with the Natural Environment**

The original conference grounds and buildings at Asilomar State Beach and Conference Grounds were designed by Julia Morgan – California's first licensed female architect. The original campus-type development reflects a "rustic aesthetic" that harmonizes with its natural setting. The central core of the Conference Grounds includes eleven surviving Morgan buildings and is both listed on the National Register of Historic Places and designated as a National Historic Landmark District.

The trademark of Morgan's architectural style is building design that harmonizes with the setting, utilization of native construction materials and use of scenic vistas of the sea and forest. The built structures range in size and complexity. Common features of most Morgan buildings include rectilinear structures originally clad in hand split cedar shake, some with native stone or red brick chimneys, foundations, and pillars. Open spaces and natural light dominate the interior design of the buildings. Interiors are characterized by exposed redwood truss work, single wall construction, and decorative rusticated wrought iron braces, brackets, and fixtures. In particular, Morgan's use of stone and redwood on exteriors and trademark exposed redwood truss work on the interiors of many buildings make the complex both unique and emblematic of the Arts and Crafts architectural style to which Morgan contributed.

Outside of the central historic core, numerous building clusters have been developed subsequent to the Morgan designed-campus. Several of these were designed by renowned architect John Carl Warnecke. These newer structures generally tend to be simpler architectural structures that incorporate some elements of the historic Morgan buildings such as pitched rooftops, use of stone and wood exterior finishes, provision of colors that visually blend with the landscape, and utilization of windows to promote a sense of connection between the building exterior and interior.

Asilomar State Beach and Conference Grounds include a Corporation Yard for facility maintenance. Minimal vegetative screening is provided to screen views of the corporation yard, Asilomar Avenue and the William Penn Mott, Jr. Training Center.

The overall health of the Monterey pine forest is currently in serious decline due to forest fragmentation and disease, including pitch canker disease, which is causing most of the Monterey pine trees to die out. The declining health of the forest canopy has resulted in a deteriorated appearance to the forest canopy, including loss of trees, denuded branches, and standing snags. California State Parks currently is working to develop more disease resistant Monterey pine seedlings to enable future restoration of the Monterey forest at Asilomar. Parks Staff has also been developing a Forest Management Plan to improve overall forest health.

Asilomar State Beach and Conference Grounds is visible from many short-range, medium-range, and long-range vantage points, including views from residential areas and public parks in Pacific Grove as well as coastline views from the Pacific Ocean. The park appears as a natural landscape with sparse rustic style structures nestled in the dunes from all vantage points.

## Impacts and Mitigation Measures – Aesthetics

The potential impacts of the Asilomar ADA Compliance Plan on the park's visual resources are analyzed below.

### *a) Would the project have an adverse effect on a scenic vista?*

As described above, Asilomar State Beach and Conference Grounds are part of a scenic vista from several long-range vantage points, including residences mostly located to the east and north of the conference area, the Spanish Bay Inn and Golf Links to the south of the conference area, and from the Coastal Trail and Sunset Drive. Due to the visual shielding providing by the dune areas most of the conference grounds and its buildings can not be seen from boats offshore or from the beach front areas. The proposed changes would be imperceptible in long-range views because of their limited scale, low profile, and limited contrast. For the same reason, the proposed ADA improvements would not significantly alter views of scenic vistas (e.g., the Pacific Ocean, coastline, and sand dune and pine forest natural communities). The proposed improvements would in fact enable more visitors to the Conference Center grounds to enjoy the scenic vistas by enhancing accessibility throughout public areas of the grounds.

The Asilomar ADA Compliance Plan is generally designed to be in accordance with the Aesthetic Resources Mitigation Measure Aes-1 of the Asilomar State Beach and Conference Grounds General Plan EIR. Specific mitigation measures incorporated as part of the Plan include the following:

- Implement design practices that reduce the overall aesthetic effect of new roads and paths, including but not limited to:
  - Road and pathway design guidelines that require use of best management practices for road location and alignment, such as locating and designing roads and paths to follow natural topography; avoiding large cut-and-fill road designs; and minimizing excavation;
  - Design and site new roads and paths to minimize grading and the visibility of cut banks and fill slopes; and
  - Screen and restore disturbed areas with an appropriate mix of native vegetation species.
- Implement design practices that reduce the overall effect of new facilities including, but not limited to:
  - Include screening vegetation where appropriate;
  - Where grading is necessary, contour slopes and landforms to mimic the surrounding environment as much as possible; and
  - Screen and restore disturbed areas with an appropriate mix of native vegetation species.

Because the Asilomar ADA Compliance Plan has been designed to comply with the General Plan's aesthetic resource mitigation measures described above, no significant, adverse impacts to scenic vistas are anticipated.

***b,c) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor; and degrade the existing visual character or quality of the site and its surroundings?***

The proposed improvements at the Asilomar State Beach and Conference Grounds would result in the following changes to the visual character of project site:

**Alterations to Paths of Travel**

The primary components of the Asilomar ADA Compliance Plan that would potentially affect the park's visual resources are associated with the proposed paths of travel improvements. The proposed changes to the existing path alignments will conform to ADA requirements. The new pathways would also require the replacement of most of the park's existing asphalt pathway surfaces with pavers, including 6" wide concrete curbs, installed flush with the adjacent ground level and installation of bronze-toned, thin-diameter handrails.

**New Alignment.** The proposed new path of travel network will expand the pathway system layout by approximately 857 square feet (0.02 acres) into areas that are currently undeveloped (Chidester, 2008). The additional path area will add to built surfaces visible to visitors, but this increase will likely be imperceptible to most observers, as this increase in square footage will be spread out throughout the site, and will not be concentrated in any one area. However some of the pathway network's new denser and/or "artificial" configurations will likely be more noticeable to visitors. For example, the proposed switchbacks between the Whitecaps Area and the Social Hall (Figure 3, PT-VC) will have more planned or "man-made" visual character than the previous path that connected directly down from the Lodge to the Social Hall. However, due to the topography of the path, the switchback will be mostly below the view for observers traveling within this primary view along the pathway towards Social Hall. Furthermore removal and natural restoration of the existing pathway at the south of the Lodge would improve the primary view from the Lodge.

Similarly, the parallel paths between Merrill Hall and Viewpoint (Figure 3, PT-MH(2)) will be more visually obtrusive than the previous pathways. A new Trex boardwalk connecting Longviews parking area to the Director's Cottage is another example of where proposed paths of travel will bisect open, natural areas. As a result these new paths of travel will diminish some of the visual harmony between the buildings and its natural setting of these park areas.

Elsewhere most of the alignment changes for the new accessible path of travel are relatively minor. Most of the other new pathways are located within existing roadways or along the current pathway routes. In these cases, the visual impacts associated with the new pathway routes will be minimal. However, there are several additional proposed pathways at locations throughout the park that would add to the apparent visual fragmentation of the park's existing natural areas by dividing some of the natural areas. For example, the proposed new pathway from Merrill Hall that bisects the southwestern natural area (Figure 3, PT-MH(1)). While the area is relatively small and in close proximity to the building, from southern views of the building the new extra path will nonetheless reduce the sense of Merrill Hall's natural setting. A similar, although less marked, visual impact will occur from the more southern alignment for the accessible pathway to

the Chapel (Figure 3, PT-CH). Other new path of travel routes through previously undeveloped areas (i.e. from the Breakers and its parking lot to the Fleischhacker Pool (Figure 8, PT-SP) and from the Longviews – South building to Northwoods (Figure 8, PT-LV)) are so minor due to their size and/or proximity to the buildings and existing routes) that no significant visual impact would be associated with them.

The proposed reconfiguration of the paths of travel will also include the restoration as natural areas of former pathway areas. The visual impacts to the park's natural area from the natural restoration are addressed in the subsequent discussion of the visual impacts of project-related vegetation changes. The major restored areas are shown in the previous exterior improvement maps. In many cases, proposed pathway changes also will visually enhance other views of the buildings within the park (e.g. removal of the western path from Merrill Hall towards the Crocker Dining Hall, see Figure 3). While views of Merrill Hall from the steps along this western path will be eliminated in this particular location, views of this prominent building will continue to be available from other locations in the immediate area.

The Asilomar ADA Compliance Plan's design commitment to reclaim as natural areas unnecessary pathways conforms to the General Plan EIR's aesthetic mitigation measure Aes-1. By complying with this mitigation measure and due to the nature of the resulting visual impacts, the proposed new alignment of the pathways will result in a less than significant visual impact.

The existing Carmel stone on the south patio at Merrill Hall will be removed and reinstalled atop a new concrete slab that will be raised to the threshold height of the south doors. A bronze railing will be added along the perimeter of the elevated portion of the patio with clear glass guards in between the rails. The need for the railing is building code related, as the deck elevation is several feet above the adjacent grade. The installation of clear glass guard was suggested by DPR specialists as a measure to minimize obscuring the view from Merrill with this added railing. These changes to the south patio at Merrill Hall would also result in a less than significant visual impact.

**Surface Treatment.** The proposed new pavers would be a lighter surface, intended to have a color with more resemblance to natural ground surfaces of sand or fine gravel pathways that were considered likely have been used at Asilomar after its original construction (see Figure 13). Recent core sampling analysis has determined that the original pathways were surfaced with decomposed granite (DG). Historical photos and the core sampling analysis indicate that the current asphalt surfaces used for the pathways and roads at Asilomar were paved in the late 1950's and 1960's, while some paved surfaces are likely less than twenty five years old.

Use of asphalt paving at Asilomar has several disadvantages. Currently tree roots under the impervious asphalt pathways tend to grow upwards and across the paths in their search for water and oxygen. This often causes the pathways to become uneven and can add additional stress to the trees. Resulting grade changes to the pathways reduce the pathways' accessibility, and also require more frequent repair and maintenance. Due to the effects of weathering, subsequent repairs can not be matched to the original surface. This creates a patchwork effect along repaired sections of the asphalt paths that often draws visual attention away from the park's natural



Proposed sandy-colored pavers



New handrails as installed at Lodge

vegetation and historic buildings. In addition, such patchwork sections of the asphalt pathways often give the impression that the Conference Grounds are unkempt. Furthermore, the prevalence of the most noticeable patchwork sections near the park's trees often draw visual attention to the conflicts between the park's natural and built environments. This visual feature directly contrasts with the park's overall and general aesthetic character of a harmonious interplay between its natural and built environments.

Nonetheless, use of proposed pavers would result in a noticeable change in existing visual character of the pathways at Asilomar. The lighter sandy color for the pavers would differ greatly from the current asphalt's general dark and light grey coloring. Compared with the pathways existing grey asphalt, the more naturalistic and earth tone colors of the pavers would contrast less with forest floor as they pass through Monterey pines. While the historical analysis in Section 5, *Cultural Resources*, evaluates the appropriateness of the proposed coloring change from a historic landscape perspective, the color change does not represent a significant degrading of the pathways from an *aesthetic* impact perspective – particularly as the new color is compatible with other natural components of the park's visual environment.

In addition to the color change, the asphalt's monolithic and urban character would be replaced by a small scale geometrical pattern. The relative small size and character of the pavers will be less representative of vehicle traffic and more suggestive of pedestrian route. While the geometrical structure and manufactured nature of the paving will be noticeable to pedestrians using it, the geometrical appearance of the pavers diminishes greatly in views of more than 15 to 20 feet. As a result, the visual aspects of the proposed paver surface will be barely distinguishable in medium to long range views of the paths.

**Concrete Curbs.** The installation of concrete curbs for the new paths of travel will visually separate the ADA pathways from the surrounding natural areas (see Figure 13). The addition of curbs where few "hard" borders have previously been in place will add more visual demarcation to landscape views within the park. The contrast between the curbs, the natural areas and sandy colored pavers will be most noticeable to pedestrians' foreground views of the park's surroundings. The visual contrast between the paths and natural areas will be less distinct from medium and long distance views.

Overall, these proposed changes in the new paths of travel will not substantially damage the parks scenic resources or substantially degrade the site and its surroundings existing visual character or quality. While the historical analysis in Section 5, *Cultural Resources*, evaluates the appropriateness of the proposed concrete curbs from a historic landscape perspective, no significant *aesthetic* impact associated with the installation of concrete curbs is anticipated.

**Handrail Additions.** As discussed in the project description, wherever possible ADA planning for Asilomar has sought to devise path of travel solutions for the park that minimize the need for ramps and handrails. In the few cases where handrails remain necessary, new handrails specifically designed to be aesthetically compatible with the park's existing visual landscape will be used (see Figure 13). The proposed handrail design is thin bronze ADA-compliant handrails that would provide minimally obstruct and contrast with the park's visual landscape. As a result,

the addition of handrails at the various proposed locations within the park would not have a significant impact on the park's landscape or visual resources.

### **Vegetation Removal**

As discussed in the setting above, the park's vegetation and wildlife are important character defining features of its historic landscape. Unfortunately the forest's declining health is diminishing its aesthetic qualities and therefore its contribution to the historic landscape. As a result, the role and importance of other contributing scenic resources (particularly the park's historic buildings) have an increasing importance in maintaining the park's aesthetic quality. Nonetheless, the site's natural environment remains an important visual resource and as such, future loss or impairment of the park's natural resource may reduce the park's aesthetic quality. In any case, due to the relatively small magnitude of the net vegetation loss as well as the locations of proposed encroachment the overall net changes to Asilomar's views and visual character from project-related changes to the park's natural areas would be expected to be less than significant.

As can be seen in Figures 3, 4, 6 and 8, the proposed reconfiguration of the paths of travel will encroach on some previously natural areas. The extent of existing vegetation varies considerably within the Asilomar Conference Grounds. For example, the proposed pathway relocations west of Stuck-Up (Figure 3, PT-VP) and the new path south from White Caps (Figure 3, PT-VC) both pass through areas with considerable existing vegetation and will likely require removal of some trees and other vegetation. Other areas where new paths will be added are either close to the buildings or in park locations that have little vegetation that would be affected (Figure 3, PT-MH[2]).

However, in other locations currently paved areas would be reclaimed as natural areas. Overall, the proposed pathway changes are expected to result in net encroachment of approximately 857 square feet (equivalent to 0.02 acres) of currently undeveloped natural areas within the approximately 45 acres of Asilomar's conference ground areas (Childester, 2008). Whenever possible, accessible pathways have been designed to utilize existing paths and roadways to minimize encroachment on the park's undeveloped areas. In most cases, when encroachment is unavoidable, it occurs near the existing paths and buildings, thereby limiting the visual disruptions to the views within the Conference Grounds.

A primary potential adverse impact to park's aesthetic character would be the reduction of scenic tree resources in the Conference Grounds. The relocation and/or widening of paths may require the removal or otherwise cause the subsequent loss of some trees. The potential impacts on the park's biological resources are analyzed in the Biological Resources section. The Asilomar ADA Compliance Plan's conformance with the General Plan's aesthetic resource mitigation measures and in addition implementation of Mitigation Measures Bio-5 and Bio-6 discussed in the Biological Resources analysis (See Biological Resources) would both ensure that project-related tree losses and damage would be minimized and will also require adequate tree replacement mitigation to offset biological impacts. Any trees and restoration trees that require removal will be compensated for with on-site replacement seedlings and larger more established trees (i.e. with

a diameter at breast height of 1 inch or greater) will be mitigated at a rate of at least three-to-one. The mitigation measures proposed in the Biological Resource section will reduce the ADA Compliance project's potential biological impacts to a less than significant level. Although there may be some initial and short term visual impacts while the replacement vegetation is establishing itself, once established the replacement vegetation required by the Mitigation Measure Bio-6 (Tree Removal Compensation) will enhance the park's visual character and thereby reduce the magnitude of any adverse visual impacts of the project related tree losses. Consequently, as a result of the proposed biological mitigation measures, any future vegetation losses are not expected to be of a type or magnitude that will substantially degrade the site's overall existing visual characteristics.

Project-related construction activities may require pruning and excavation within the root zone of Monterey pines that could more indirectly damage the park's vegetation. Implementation of the Biological Mitigation Measures (see above and discussion following the Biological Resources section) would avoid/reduce the damage to trees and any tree losses will be compensated for by new replacement trees. Therefore, after mitigation the future construction activities would not have significant impact on the visual quality of the park's vegetation.

Numerous pathway areas that will become unneeded (due to the addition of new accessible paths of travel) would be restored as natural areas. These future reclaimed areas are shown as the green shaded areas in the maps of proposed exterior ADA improvements (see Figures 3, 4, 6 and 8). Most of the reclaimed pathway areas are close to the buildings and/or the current and future pathway routes. Therefore their restoration would provide limited enhancement of Asilomar's visual setting. However, in a few cases, the potential visual impact would be more noticeably beneficial. For example, the proposed removal of the existing pathway between the Morgan-designed Viewpoint and the Stuck-Up Inn parking lot would create a noticeably larger section of natural area between the two buildings (see Figure 3). This would improve the sense of the location's natural setting for visitors to these buildings. Similarly, removal of the paving surrounding the northside of Stuck-Up Inn will enhance its visual character by improving the harmony between this historic building and its natural setting. Substantial pathway removal and natural area restoration is also proposed both south of the Fleischhacker swimming pool and west of the Longview south building which will enhance each areas' visual settings.

By implementation of the Biological Resources Mitigation Measures, project related vegetation removal will result in a less than significant visual impact.

### **Minor Alterations to the Exterior of Historic Buildings**

As also discussed in the cultural resources sections, few of the proposed ADA improvements would alter the exteriors to the park's historic buildings. One exception is the patio surfaces within and around the Sea Galaxy complex, which is comprised of a concrete and pebbled aggregate surface designed by Warnecke. Although strictly speaking, the Warnecke-designed surface material is not currently recognized as a historic resource, the proposed replacement of this material would represent potential adverse visual (and cultural resource) impacts. Use of the

proposed pavers would noticeably alter the area's visual appearance and would contrast greatly with the buildings' grey color scheme.

Under the proposed Asilomar ADA Compliance Plan, at each of the four non-historic Warnecke designed meeting rooms within the View Crescent Complex (Dolphin, Curlew, Sanderling, and Marlin) one exterior wall would be extended out three feet. The proposed building expansions would not noticeably damage these buildings as scenic resources of the park. Furthermore, none of the proposed changes to these buildings would create obstructions to important view corridors within or to the site. Altogether, the proposed minor changes to the park's historic building associated with the Asilomar ADA Compliance Plan would not substantially damage the buildings' visual resource qualities.

**Construction Sites.** The project would involve temporary construction activities at locations dispersed throughout the site. The proposed ADA building improvements generally consist of relatively minor interior remodeling. Except for the possible short term storage of equipment and building materials in the vicinity of the worksite, the ADA building improvements would have little visual impact during construction. The proposed minor 3'2" expansion of the Dolphin, Marlin, Sanderling and Curlew buildings within the View Crescent complex would necessitate exterior building construction work which would be more noticeable to park visitors. All construction activities for the project would likely only occur during the day-time. Therefore, due to the limited scope and temporary nature of the construction work, the negative visual impact from the proposed construction work would not be significant.

The proposed exterior site improvements would have greater potential for impacts to the park's visual resources. Besides the short term storage of equipment and building materials at the worksite, daily construction activities would also be observable. However, future project construction would be temporary and scheduled to minimize to the disruption and intrusion to park visitors. Proposed exterior site improvement construction within the Historic Core Area would likely be seen by most park visitors at various times, while ADA improvements elsewhere within the park would likely be limited to those visitors using nearby lodging or meeting facilities. In addition, most project construction activities would only occur during daylight hours. However, construction during early evening or early morning hours may occur to limit the overall construction duration, if such construction activities would occur indoors or are otherwise relatively quiet. Therefore, due to the limited scope and temporary nature of the construction work, the negative visual impact from the proposed construction work would not be significant.

As discussed above, none of the individual types of ADA actions (i.e. vegetation removal, path of travel alternations etc.) would result in significant adverse impacts to the quality of the park's visual landscape or its visual resources. However, even combined together, the effect of the various potential changes to aspects of the ADA actions would also not result in significant adverse impacts to the quality of the park's visual landscape or its visual resources.

**d) Would the project create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?**

No changes to the lighting within the park are proposed as part of the ADA improvements that would increase the light emitted. Proposed handrails would be bronze-toned to blend with the natural surroundings and to avoid creating new sources of glare. Therefore, implementation of the proposed improvements would not introduce substantial new sources of light or glare that could adversely affect nighttime views of or from the project site.

## References – Aesthetics

Caltrans, *California Scenic Highway Mapping System, Monterey County*, accessed on December 14, 2006 - [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm)

Carey & Company, *Final Historic Landscape Assessment*, March 2007.

Carey & Company, *Asilomar Conference Center Proposed ADA Project Cultural Resources Technical Report*, February 2008

Chidester, Steve. *Personal communication with ESA*. February, 2008.

Environmental Science Associates (ESA). *Asilomar State Beach and Conference Grounds General Plan/Environmental Impact Report*. prepared for California State Parks, 2004.

City of Pacific Grove, *City of Pacific Grove General Plan, Transportation Element*. 1994.

Monterey County, *Monterey County General Plan, Area Development Element*. revised 1996.

## Agricultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>2. AGRICULTURAL RESOURCES</b>				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				
<b>Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland of Statewide Importance to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

### Setting

The project area does not contain any Prime Farmland, Unique Farmland or Farmland of Statewide Importance existing zoning for agricultural use, nor are any areas under a Williamson Act contract. There are no agricultural resources at Asilomar.

## Impacts and Mitigation Measures – Agricultural Resources

*a,b,c) Would the project convert prime farmland, unique farmland, or farmland of statewide importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Would the project Conflict with existing zoning for agricultural use, or a Williamson Act contract? Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland of Statewide Importance to non-agricultural use?*

As there are no agricultural resources at Asilomar including those under a Williamson Act Contract, the proposed Asilomar ADA Compliance Plan would not convert farmland to non-agricultural use, conflict with agricultural zoning, or involve other changes to the existing environment which, due to its location, could result in conversion of Farmland of Statewide Importance to non-agricultural use. Consequently, the proposed project has no potential for impacts to agricultural resources.

## References – Agricultural Resources

City of Pacific Grove, 1994. *City of Pacific Grove General Plan, Land Use Element*.

Monterey County, revised 1996. *Monterey County General Plan, Area Development Element*.

California Department of Conservation, Monterey County, *Important Farmlands Map*. 1993.

## Air Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>3. AIR QUALITY</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. <b>Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

### Setting

Air quality is a function of both the rate and location of pollutant emissions under the influence of meteorological conditions and topographic features that influence pollutant movement and dispersal. Atmospheric conditions such as wind speed, wind direction, atmospheric stability, and air temperature gradients interact with the physical features of the landscape to determine the movement and dispersal of air pollutants, which affects air quality. The project is located within the North Central Coast Air Basin (NCCAB) which is comprised of Monterey, Santa Cruz, and San Benito Counties.

### Existing Air Quality

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) operates ten air quality monitoring stations throughout the Basin to identify ambient concentrations of six criteria pollutants. In addition, the National Park Service operates an eleventh monitoring station at the Pinnacles National Monument in San Benito County. The monitoring station closest to the Asilomar State Beach and Conference Grounds, which only measured ozone levels, is located in Monterey (on Silver Cloud Court) about eight miles to the southeast. It has not operated since 2003. The nearest station with available data through 2005 is located in Salinas, approximately 15 miles to the northeast. The Salinas monitoring station monitors for ozone, PM<sub>10</sub>, PM<sub>2.5</sub>, carbon monoxide, and nitrogen dioxide. The only exceedance of any criteria pollutant standard that has occurred at either of these two stations between 2003 and 2005 was during 2003, when four PM<sub>10</sub> exceedances of the State PM<sub>10</sub> standard were recorded at the Salinas station (CARB, 2007a).

### Sensitive Receptors

For the purposes of air quality and public health and safety, sensitive receptors are generally defined as land uses with population concentrations that would be particularly susceptible to disturbance from dust and air pollutant concentrations, or other disruptions associated with project construction and/or operation. Land uses such as schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because infants and children, the elderly, and people with health afflictions (especially respiratory ailments) are more

susceptible to respiratory infections and other air-quality-related health problems than the general public. Receptors such as residential areas and hotels are also considered to be sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. Recreational land uses are moderately sensitive to air pollution. Although exposure periods are generally short in such places, vigorous exercise associated with recreation places a high demand on the human respiratory functions, which air pollution can impair. Noticeable air pollution (such as associated with construction dust) also detracts from the recreational experience.

The predominant sensitive receptors of Asilomar State Beach and Conference Grounds are its visitors. The park as a whole is considered a sensitive receptor since it accommodates overnight stays and provides recreation facilities. The land uses surrounding the park are also sensitive receptors to air quality. This includes the residential neighborhoods north of the park along Pico Avenue and east of the park across State Highway 68, as well as the golf course immediately south of the park (The Links at Spanish Bay).

### ***Regulatory Context***

Air quality within the air basin is addressed through the efforts of various federal, state, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The air pollutants of concern, agencies primarily responsible for improving the air quality within the air basin, and the pertinent regulations are discussed below.

### ***Criteria Air Pollutants***

Regulation of air pollution is achieved through both national and State ambient air quality standards and emission limits for individual sources of air pollutants. As required by the federal Clean Air Act, the USEPA has identified criteria pollutants and has established National Ambient Air Quality Standards (NAAQS) to protect public health and welfare. NAAQS have been established for ozone, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), PM<sub>10</sub>, PM<sub>2.5</sub>, and lead (Pb). These pollutants are called “criteria” air pollutants because standards have been established for each of them to meet specific public health and welfare criteria.

To protect human health and the environment, the USEPA has set “primary” and “secondary” maximum ambient thresholds for all seven criteria pollutants. Primary thresholds were set to protect human health, particularly sensitive receptors such as children, the elderly, and individuals suffering from chronic lung conditions such as asthma and emphysema. Secondary standards were set to protect the natural environment and prevent further deterioration of animals, crops, vegetation, and buildings.

The NAAQS are defined as the maximum acceptable concentrations that may be reached, but not exceeded more than once per year. California has adopted more stringent ambient air quality standards for most of the criteria air pollutants. Table 8 presents both sets of ambient air quality standards (i.e., national and State) and provides a brief discussion of the related health effects and principal sources for each pollutant. California has also established State ambient air quality

**TABLE 8**  
**STATE AND NATIONAL CRITERIA AIR POLLUTANT STANDARDS, EFFECTS, AND SOURCES**

Pollutant	Averaging Time	State Standard	National Standard	Pollutant Health and Atmospheric Effects	Major Pollutant Sources
Ozone	1 Hour 8 Hour	0.09 ppm 0.07 ppm	— 0.08 ppm	High concentrations can directly affect lungs, causing irritation. Long-term exposure may cause damage to lung tissue.	Formed when reactive organic gases and NO <sub>x</sub> react in the presence of sunlight. Major sources include on-road motor vehicles, solvent evaporation, and commercial / industrial mobile equipment.
Carbon Monoxide	1 Hour 8 Hour	20 ppm 9.0 ppm	35 ppm 9 ppm	Classified as a chemical asphyxiant, CO interferes with the transfer of fresh oxygen to the blood and deprives sensitive tissues of oxygen.	Internal combustion engines, primarily gasoline-powered motor vehicles.
Nitrogen Dioxide	1 Hour Annual	0.25 ppm —	— 0.053 ppm	Irritating to eyes and respiratory tract. Colors atmosphere reddish-brown.	Motor vehicles, petroleum-refining operations, industrial sources, aircraft, ships, and railroads.
Sulfur Dioxide	1 Hour 3 Hour 24 Hour Annual	0.25 ppm — 0.04 ppm —	— 0.5 ppm 0.14 ppm 0.03 ppm	Irritates upper respiratory tract; injurious to lung tissue. Can yellow the leaves of plants, destructive to marble, iron, and steel. Limits visibility and reduces sunlight.	Fuel combustion, chemical plants, sulfur recovery plants, and metal processing.
Respirable Particulate Matter (PM <sub>10</sub> )	24 Hour Annual	50 µg/m <sup>3</sup> 20 µg/m <sup>3</sup>	150 µg/m <sup>3</sup> 50 µg/m <sup>3</sup>	May irritate eyes and respiratory tract, decreases in lung capacity, cancer and increased mortality. Produces haze and limits visibility.	Dust and fume-producing industrial and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities (e.g., wind-raised dust and ocean sprays).
Fine Particulate Matter (PM <sub>2.5</sub> )	24 Hour Annual	— 12 µg/m <sup>3</sup>	65 µg/m <sup>3</sup> 15 µg/m <sup>3</sup>	Increases respiratory disease, lung damage, cancer, and premature death. Reduces visibility and results in surface soiling.	Fuel combustion in motor vehicles, equipment, and industrial sources; residential and agricultural burning; Also, formed from photochemical reactions of other pollutants, including NO <sub>x</sub> , SO <sub>2</sub> , and organics.
Lead	Monthly Quarterly	1.5 µg/m <sup>3</sup> —	— 1.5 µg/m <sup>3</sup>	Disturbs gastrointestinal system, and causes anemia, kidney disease, and neuromuscular and neurological dysfunction.	Present source: lead smelters, battery manufacturing & recycling facilities. Past source: combustion of leaded gasoline.

ppm = parts per million  
µg/m<sup>3</sup> = micrograms per cubic meter

SOURCE: CARB 2006c and SCAQMD, 1993

standards for sulfates, hydrogen sulfide, and vinyl chloride; however, air emissions of these pollutants are not expected under the Asilomar ADA Compliance Plan and thus, there is no further mention of these pollutants in this document. The North Central Coast Air Basin has good air quality and is in attainment or listed as unclassified for all federal and State ambient air quality standards. However, the Basin is a non-attainment area for the State's  $PM_{10}$  standard and the State's new 8-hour ozone standard, which became effective in May 2006 (CARB, 2007b).

### ***Greenhouse Gases and Climate Change***

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs). The accumulation of GHGs has been implicated as a driving force for global climate change. Climate change is commonly used interchangeably with "global warming" and the "greenhouse effect." Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth's climate caused by natural fluctuations and anthropogenic activities, which alter the composition of the global atmosphere. Each GHG has an intrinsic ability to capture heat radiated from the sun as it is reflected back into the atmosphere, thereby trapping heat. This interaction is commonly referred to as the "greenhouse effect."

The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. (Ozone, which is not directly emitted, but formed from other gases in the troposphere, the lowest level of the earth's atmosphere, also contributes to retention of heat.) While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide ( $CO_2$ ), methane, and nitrous oxide ( $N_2O$ ) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Carbon dioxide is the "reference gas" for climate change, meaning that emissions of GHGs are typically reported in "carbon dioxide-equivalent" measures. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs, with much greater heat-absorption potential than carbon dioxide, include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming, although there is uncertainty concerning the magnitude and rate of the warming. Some of the potential impacts in California of global warming may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years.<sup>6</sup> Secondary effects are likely to include global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.

The California Energy Commission (CEC) estimated that in 2004 California produced 500 million gross metric tons (about 550 million U.S. tons) of carbon dioxide-equivalent GHG

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<sup>6</sup> California Air Resources Board (ARB), 2006a. Climate Change website (<http://www.arb.ca.gov/cc/120106workshop/intropres12106.pdf>) accessed December 4, 2007.

emissions<sup>7</sup>. The CEC found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state and out-of-state) at 23 percent and industrial sources at 13 percent<sup>8</sup>.

## **Regulatory Agencies**

### **Federal**

USEPA is responsible for implementing the myriad programs established under the federal Clean Air Act, such as establishing and reviewing the NAAQS and judging the adequacy of State Implementation Plans (SIPs), but has delegated the authority to implement many of the federal programs to the states while retaining an oversight role to ensure that the programs continue to be implemented.

### **State**

CARB is responsible for establishing and reviewing the state standards, compiling the California SIP, securing approval of that plan from USEPA, and identifying toxic air contaminants. CARB also regulates mobile sources of emissions in California, such as construction equipment, trucks, and automobiles, and oversees the activities of California's air quality management districts, which are organized at the County or regional level. County or regional air quality management districts are primarily responsible for regulating stationary sources at industrial and commercial facilities within their geographic areas and for preparing the air quality plans that are required under the federal Clean Air Act and California Clean Air Act.

The regional air quality plans prepared by air districts throughout the State are compiled by CARB to form the SIP. The local air districts also have the responsibility and authority to adopt transportation control and emission reduction programs for indirect and area-wide emission sources.

### **Assembly Bill 32**

In 2005, in recognition of California's vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emission of greenhouse gases (GHG) would be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; and by 2050, reduce GHG emissions to 80 percent below 1990 levels.<sup>9</sup>

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<sup>7</sup> Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

<sup>8</sup> California Energy Commission, *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004 - Final Staff Report*, publication # CEC-600-2006-013-SF, December 22, 2006; and January 23, 2007 update to that report. Available on the internet at: <http://www.arb.ca.gov/cc/ccei/emsinv/emsinv.htm>.

<sup>9</sup> There are 12 exceptions to this requirement (e.g., emergency situations, military, adverse weather conditions, etc.), including: when a vehicle's power takeoff is being used to run pumps, blowers, or other equipment; when a vehicle is stuck in traffic, stopped at a light, or under direction of a police officer; when a vehicle is queuing beyond 100 feet from any restricted area; or when an engine is being tested, serviced, or repaired.

In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

AB 32 establishes a timetable for the CARB to adopt emission limits, rules, and regulations designed to achieve the intent of the Act. CARB staff is recommending a total of 44 discrete early action measures<sup>10</sup>. Measures that could become effective during implementation of the proposed project could pertain to construction-related equipment operations. Some proposed early action measures will require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Applicable early action measures that are ultimately adopted will become effective during implementation of proposed project and could be subject to these requirements, depending on the proposed project's timeline.

### Regional

The Program Area is within the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD is a regional agency that regulates air pollutant emissions for all sources other than motor vehicles throughout Monterey County. The MBUAPCD enforces regulations and administers permits governing stationary sources. The Basin does not meet the State Ambient Air Quality Standards for ozone or PM<sub>10</sub> (MBUAPCD, 2004a). As required by the federal Clean Air Act and the California Clean Air Act, air basins or portions thereof have been classified as either "attainment" or "nonattainment" for each criteria air pollutant, based on whether or not the standards have been achieved. Jurisdictions of nonattainment areas are also required to prepare air quality plans that include strategies for achieving attainment. The *1998 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region* addresses attainment of the PM<sub>10</sub> standard, while attainment of ozone standards are addressed in the MBUAPCD's latest plan, the *2004 Air Quality Management Plan for the Monterey Bay Region* (MBUAPCD, 2004a).

## Impacts and Mitigation Measures – Air Quality

### a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The emission reduction strategies in the MBUAPCD plans were developed, in part, on regional population, housing, and employment projections. The proposed project would consist of typical ADA improvements (e.g., pathway improvements, additions of ramps, steps, and handrails, construction of additional new accessible bathrooms, etc.) and would not facilitate growth in the area since it would not generate housing or employment opportunities leading to increased population. Because the proposed project would be consistent with the assumptions contained

<sup>10</sup> California Air Resources Board, *Draft Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California Recommended for Board Consideration*, September 2007.

within MBUAPCD plans, it would not conflict with or obstruct the implementation of the applicable air quality plan, and no impacts would result.

***b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

The proposed project would not result in any long-term operations related emissions; however, short-term construction emissions, including GHGs, would be generated by the proposed project. Onsite emissions would include equipment exhaust from construction equipment used to construct some of the project construction activities. Onsite fugitive dust emissions would be related to ground disturbance that could occur at the construction sites. Construction associated with some of the project's activities (e.g., creating new paths of travel alignment, limited re-grading and re-surfacing of patios, parking lots, and paths of travel, and installation of concrete pavers) could generate emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions. It is anticipated that relatively small diesel powered construction equipment (e.g., one or two bobcats) would be used intermittently for construction of the project's proposed exterior modifications. Offsite emissions could be generated by worker vehicles that would be used to commute to the project site and those that would be emitted by trucks and other equipment hauling materials to and from the site. The MBUAPCD has established significance criteria (e.g., 137 and 82 pounds per day for ozone precursors and PM<sub>10</sub>, respectively) to determine the significance of CEQA projects such as the proposed project (MBUAPCD, 2004b). However, given the limited scope of the proposed project, the MBUAPCD does not anticipate that the proposed project would come close to triggering any of its thresholds of significance and has indicated that it is not necessary to quantify construction emissions associated with the proposed project (MBUAPCD, 2007). Consequently, the impacts would be less than significant. Nonetheless, the proposed project would also need to conform with the park's current General Plan which requires the implementation of previously approved mitigation measures, such as Mitigation Measure Air-1 (ESA, 2004).

The BAAQMD has not adopted significance criteria or methodologies for estimating a project's contribution of GHGs or evaluating its significance. However, no individual development project, such as the proposed ADA Plan could, by itself, generate sufficient emissions of GHGs to result in a significant impact in the context of the cumulative effects of GHG emissions such that it would impair the state's ability to implement AB32.

Long term increases in GHGs are not expected under the Asilomar ADA Compliance Plan because the proposed project solely addresses existing ADA deficiencies at Asilomar. There would not be long-term traffic increases (mobile sources) or any increases associated with heating, energy use and solid waste disposal (area sources) because existing capacity is not being expanded nor are new facilities being proposed for construction.

In light of the state and local efforts to reduce greenhouse gas emissions, and the proposed project's internal building modifications and path of travel improvements, the proposed project would not emit a substantial amount of greenhouse gases nor contribute significantly to global

climate change. As with criteria air pollutants, a project of this size is not expected to generate GHG emissions that can be considered significant.

Implementation of Mitigation Measure Air-1, below, would further reduce air quality impacts associated with the proposed project. The objective of this mitigation measure is to reduce potential air quality impacts associated with construction of the proposed project. Construction contractors under the management of the current concessionaire in consultation with California State Parks staff would be responsible for implementing the mitigation measure. Implementation would occur during project construction and only in locations where active construction would occur.

**Mitigation Measure Air-1:** Potential construction air quality impacts would be reviewed at the project-level for specific facilities or management plans proposed under the Asilomar State Beach and Conference Grounds General Plan and mitigation measures shall be implemented, including but not limited to requiring construction contractors to implement a dust abatement program to reduce the contribution of project construction to local respirable particulate matter concentrations. The program shall include the following specific measures:

- Water all active construction areas as needed for adequate dust suppression;
- Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer);
- With the exception of wood-chipped fire roads, no unpaved access roads, parking areas, or construction staging areas should be used. In the few cases where equipment or supplies need to be briefly stored on an unpaved surface, thick plywood or a layer of woodchips can be used to prevent soil compaction (if the location is the prescribed distance from trees and will not significantly impact other native vegetation);
- Sweep daily with water sweepers any paved access roads, parking areas, and staging areas at construction sites;
- Sweep streets daily with water sweepers if visible soil material is carried onto adjacent public streets;
- Limit the area of construction sites with minimal earthmoving to 8.1 acres per day and the area of construction sites with grading and/or excavation to 2.2 acres per day<sup>11</sup>;
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour;

<sup>11</sup> These limits are based on MBUAPCD's threshold of 82 lb/day of direct PM<sub>10</sub> emissions in the *CEQA Air Quality Guidelines*, 2002. The limits are intended for screening purposes and do not represent a definitive significance threshold.

- Apply (non-toxic) soil stabilizers or other erosion control methods to inactive construction areas or previously graded areas left inactive for ten days or more;
- Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.);
- Limit traffic speeds on unpaved roads to 10 miles per hour;
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
- Replant vegetation in disturbed areas as quickly as possible;
- Operate stationary diesel equipment as far as possible from sensitive receptors located in close proximity or immediately upwind; and,
- Phase construction projects in such a manner that minimizes the area of surface disturbance (e.g., grading, excavation) and the number of vehicle trips on unpaved surfaces.

Implementation of Mitigation Measure Air-1 would reduce temporary and localized air quality impacts of construction activities, including construction-related emissions of PM<sub>10</sub>, to a less than significant level.

***c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?***

Monterey County is currently in non-attainment of the State's 8-hour ozone and PM<sub>10</sub> standards. Implementation of the proposed Asilomar ADA Plan would not result in an increased capacity of Asilomar State Beach and Conference Grounds or increased visitation. There would be no change in the number or type of vehicle trips to the park (and associated vehicle emissions) and stationary source emissions would not increase as a result of facility changes. Thus, emission levels generated by motor vehicle trips and stationary sources associated with the park's operation would not increase. As a result, there would be little to no change in overall ozone precursor emissions associated with the project. Therefore, there would be no cumulatively considerable net increase of a criteria pollutant that is non-attainment in the project area. Consequently, no impact related to any criteria pollutant that is non-attainment in the area would occur.

***d) Would the project expose sensitive receptors to substantial pollutant concentrations?***

Construction activities would generate limited emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions. These emissions could expose sensitive receptors to pollutant concentrations. However, given the limited scope of the proposed project, local emission levels would be negligible. In addition, implementation of Mitigation Measure Air-1 would further reduce proposed project construction emissions. Because impacts related to construction emissions would be less than significant (see discussion under b, above), impacts to sensitive receptors would also be less than significant.

**e) Would the project create objectionable odors affecting a substantial number of people?**

Some construction activities for the project would include potential short-term odor sources, such as diesel equipment operation, which could result in the creation of objectionable odors. Since the project construction activities would be temporary and generally limited in their frequency and duration, these activities would not affect a substantial number of people. Furthermore, park management would schedule any guest lodging and program activities to minimize visitor exposure to any odor producing construction activities. As a result, the project's construction activities would not create objectionable odors affecting a substantial number of people and consequently, the impacts would be less than significant.

## References – Air Quality

California Air Resources Board (CARB). 2007a. *Aerometric Data Analysis and Management* website (<http://www.arb.ca.gov/adam/welcome.html>), accessed January 19, 2007.

\_\_\_\_\_. 2007b. *Aerometric Area Designations Maps* website (<http://www.arb.ca.gov/desig/desig.htm>), accessed January 19, 2007.

Environmental Science Associates (ESA). *Asilomar State Beach and Conference Grounds General Plan/Environmental Impact Report*. prepared for California State Parks, 2004.

Monterey Bay Unified Air Pollution Control District (MBUAPCD), Air Quality Management Plan, 2004a. <http://www.mbuapcd.org/index.cfm?Cat=3>

\_\_\_\_\_. 2004b. CEQA Air Quality Guidelines, 2004b. <http://www.mbuapcd.org/index.cfm?Cat=3>

\_\_\_\_\_. 2007. Personal communication with Jean Getchel, Air Quality Planner with the MBUAPCD, January 19, 2007.

## Biological Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>4. BIOLOGICAL RESOURCES— Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Issues (and Supporting Information Sources):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

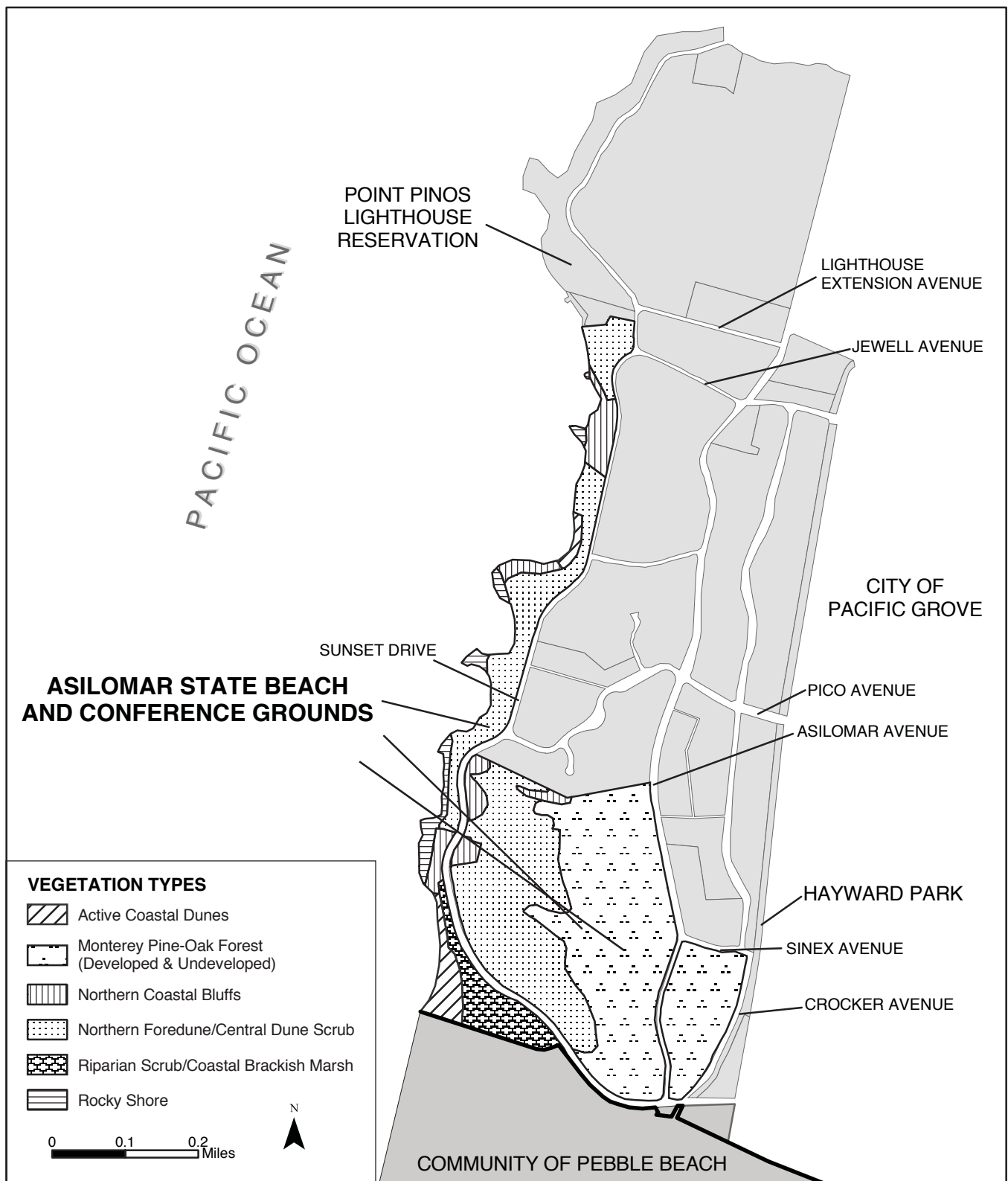
## Discussion

### Setting

Monterey pine forest is the dominant habitat type at the site which as the name suggests, is dominated by dense, evenly-aged stands of Monterey pine up to 100 feet in height (*Pinus radiata*) (see Figure 14). Coast live oak (*Quercus agrifolia*) is the next most abundant tree. The height of the trees, and their tendency to bear their canopies near the top, allows substantial light in and the understories are complex in both composition and density. In mature and relatively undisturbed stands (at the Rip Van Winkle Forest near Asilomar, for example) ground cover may include Pacific wax myrtle (*Myrica californica*), toyon (*Heteromeles arbutifolia*), bracken fern (*Pteridium aquilinum*), California huckleberry (*Vaccinium ovatum*), California blackberry (*Rubus ursinus*), coffeeberry (*Rhamnus californica*), and poison-oak (*Toxicodendron diversilobum*).

At times, in the ecological past at Asilomar, this light, two-tiered productive woodland probably defined the area of the Conference Grounds, grading into a manzanita-dominated shrub type on the newer and less-consolidated dune soils closer to the ocean. The ecotone between the two provided openings in the canopy. With trees supplying nest substrate and snags for nest cavities, carbohydrate-rich acorns, and abundant berry-producing plants below, the forest would have been high quality wildlife habitat, especially for birds. As described in the Asilomar General Plan (ESA, 2004):

Black-tailed deer (*Odocoileus hemionus*) live in the forest, but feed in forest openings. Northern flicker (*Colaptes auratus*) and American robin (*Turdus migratorius*) also depend on these openings. Dark-eyed junco (*Junco hyemalis*) lives in the forest only where it has all three forest components, and Allen's hummingbird (*Selasphorus sasin*) lives along the forest edges. Acorn woodpecker (*Melanerpes formicivorus*) and Hutton's vireo (*Vireo huttoni*) depend on the oak trees. The brown creeper (*Certhia americana*) will only live in



SOURCE: City of Pacific Grove, 1990; ESA, 2007

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**Figure 14**  
General Vegetation Map

old growth trees. Newts and other salamanders need the cool darkness of damp, well-canopied forests; most reptiles need warm, dry, open-canopied forests.

In addition, native stands of Monterey pine (*Pinus radiata*) have an extremely limited distribution, associated with coastal areas with the highest frequency of summer fog, so that both Monterey pine forest and maritime chaparral support a number of endemic plant species.

However, the Monterey pine-oak forest at Asilomar is in a poor and declining health condition as a result of the advanced age of most of the trees, acts of forest fragmentation from development, root disturbance from past facility maintenance practices, and pathogenic influences, predominantly infection by pitch canker. The depleted overstory of trees is reflected in simplified vegetation closer to the ground. Exotic annual grasses such as rattlesnake grass (*Briza maxima*), and hardy shrubs such as coyote brush (*Baccharis pilularis*) and lupine (*Lupinus spp.*), make up a disturbance-driven vegetation.

Asilomar is nonetheless capable of supporting isolated specimen trees of Monterey pine and a few large tracts within the Grounds are covered by dense Monterey pine forest. Five listed species also persist: Beach layia (*Layia carnosa*), Monterey spineflower (*Chorizanthe pungens* var. *pungens*), Pacific Grove clover (*Trifolium polyodon*), Sand gilia (*Gilia tenuiflora* ssp. *arenaria*), and Tidestrom's lupine (clover lupine - *Lupinus tidestromii*).

### **Special Status Plants**

The known locations of special status plants are displayed in Figure 15.

**Beach layia** (*Layia carnosa*). Beach layia is listed as an Endangered species by the USFWS and CDFG and by CNPS as List 1B. Beach layia is a small, succulent annual herb with low spreading branches and heads of small white to pink ray flowers and yellow disk flowers. This relative of sunflower (Asteraceae) occurs on semi-stabilized sand in sparse coastal dune scrub vegetation. This plant is known to occur on five dune systems along the California coastline: in northern Santa Barbara County, on the Monterey Peninsula, at Point Reyes in Marin County, and in two dune systems in Humboldt County. The species is known to occur at Asilomar, north of the Fleishhacker swimming pool and greenhouse.

**Monterey spineflower** (*Chorizanthe pungens* var. *pungens*). Monterey spineflower is listed as a Threatened species by the USFWS and by CNPS as List 1B. Monterey spineflower is a small, prostrate annual plant in the buckwheat family that colonizes open sandy soils. The known range of this species extends from the Monterey Peninsula north to Sunset State Beach, including more southern, coastal sites on the Monterey Peninsula. The species is known to occur at Asilomar.

**Pacific Grove clover** (*Trifolium polyodon*). Pacific Grove clover is listed as a Rare species by CDFG and by CNPS as List 1B. Pacific Grove clover is a low, annual herb in the pea family (Fabaceae). This small clover has muted purple flowers with lighter tips and occurs in moist grassland areas in the vicinity of the Monterey Peninsula. This species is known from 13 sites on

**Figure 15**  
Special-Status Plant Locations

the Monterey and Point Lobos Peninsulas, sites immediately inland from these areas, and from Fort Ord. This species is known to occur at Asilomar within the Meadow area.

**Sand gilia** (*Gilia tenuiflora* ssp. *arenaria*). Sand gilia is a small annual phlox found in coastal dune and coastal scrub habitats, or in sandy openings of maritime chaparral and oak woodlands. Sand gilia is a federally listed Endangered species, a California-listed Threatened species, and a CNPS List 1B species. The species is known to occur at Asilomar.

**Monterey pine** (*Pinus radiata*). Monterey pine is an evergreen coniferous tree restricted to three natural mainland stands in Monterey, Santa Cruz, San Mateo and San Luis Obispo counties, and on two islands off Mexico's Baja California coast. The largest mainland stand is on the Monterey Peninsula stretching from the Del Monte Forest to Jack's Peak. Monterey pine trees grow rapidly and the species has been widely distributed throughout the world as an ornamental and forest tree. Because of its limited natural range, native Monterey pine is a CNPS List 1B species. Monterey pines are throughout Asilomar.

**Tidestrom's lupine** (*Lupinus tidestromii*). Tidestrom's lupine is listed as state and federal endangered plant and a CNPS List 1B.1 (seriously threatened in California). Tidestrom's lupine is a member of the pea family (Fabaceae) and is a creeping perennial herb, 4-12 inches tall. The above-ground parts are herbaceous. The flowers are blue to lavender and the stems and leaves have dense short shaggy hairs that distinguish *L. tidestromii* from other lupines occurring in the area. Tidestrom's lupine occurs on partially stabilized coastal dunes up to about 25 feet high. This species is known to occur at Asilomar.

### **Special Status Animals**

**California red-legged frog** (CRLF - *Rana aurora draytonii*). These frogs can inhabit a wide variety of habitats, including ephemeral ponds, intermittent streams, and manmade aquatic habitats (USFWS, 2000). California red-legged frogs can migrate widely, and have been found living in streams more than 1.8 miles from their breeding sites. They are also capable of movements of more than a mile over upland areas (USFWS, 2000). The California Natural Diversity Data Base (CNDDB) for the United States Geological Survey (USGS) Monterey Quadrant shows two records at the mouth of Seal Rock Creek to the south of Asilomar.

**Black legless lizard** (*Anniella pulchra nigra*). The black legless lizard is generally found in sandy or loose organic soils, or in areas with a large amount of leaf litter. These lizards are often found where the soil is slightly moist. They forage either on or just below the surface (CDFG, 1999). The black legless lizard has been reported as occurring at Fort Ord, in the City of Marina. It is assumed to be present wherever sandy soils and maritime chaparral are present. The Black legless lizard has been observed at Asilomar.

**Nesting raptors.** Raptors may nest in the larger trees at Asilomar. None were observed by ESA wildlife biologists during field surveys, but they could potentially occur in the oaks or Monterey pines. Raptors are protected under Section 3503.5 of CDFG code. American peregrine falcon

(*Falco peregrinus*) and Burrowing owl (*Athene cunicularia*) have been observed at Asilomar by California State Parks staff, including a confirmed, occupied Burrowing owl nest.

**Monarch butterfly** (*Danaus plexippus*). The monarch butterfly migrates long distances along the Pacific coast, wintering in the Monterey area. CNDDB (2002) reports 13 winter roost sites on the Seaside and Monterey quadrangles. Many are reported as having small numbers of butterflies, and the Monarch Grove Sanctuary in Pacific Grove is a major overwintering site. Although there have been no records of monarchs wintering at Asilomar and no survey has been completed, there is potential habitat in the project area.

**Smiths blue butterfly** (*Euphilotes enoptes smithi*). Smith's blue butterfly historically ranged along the coast from Monterey Bay south through Big Sur to near Point Gorda, occurring in scattered populations in association with coastal dune, coastal scrub, chaparral, and grassland habitats. Smith's blue butterflies spend their entire lives in association with two buckwheat plants in the genus *Eriogonum*. Dune buckwheat grows in patches at Asilomar and east of the Conference Grounds in Pacific Grove.

### **Wetlands**

Within the state park lands, Majella Slough encompasses approximately one acre and includes valuable riparian habitat. In addition to the Majella Slough, Asilomar contains small bodies of standing water throughout the year in the "wetland" area called the "bog," just north of the main entrance pillars. Additionally, there are seasonal ponds in some of the dune swales during wet years.

There are no federally protected wetlands on the Conference Grounds.

### **Regulatory Environment**

Beyond the protections accorded to plants and animals under the state and federal endangered species acts, and the CDFG Fish and Game Code, and to wetlands under the Clean Water Act, the following local planning provisions apply.

The **California Coastal Act** contains protections for environmentally sensitive habitat areas (ESHA). Section 30107.5 of the Coastal Act defines an environmentally sensitive area as:

*Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed, or degraded by human activities and developments.*

The central provisions of the Coastal Act aimed at protecting ESHA is Sections 30240, which prohibits any significant disruption of habitat values, and limits development within ESHAs that are dependent on the resources. It also requires that development adjacent to ESHA be sited and designed to prevent significant degradation, and be compatible with the continuance of the habitat.

The certified **Monterey County LCP** recognizes the sensitivity of Monterey pine forest, and some stands have been identified as ESHAs. The determination of this document is that the stands mapped in Figure 15 would be considered ESHAs by the LCP and the Coastal Commission.

## Impacts and Mitigation Measures – Biological Resources<sup>12</sup>

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

The Asilomar ADA Compliance Plan could have a substantial adverse effect, either directly or through habitat modifications, on the special status species identified above. However, with the mitigation measures discussed below, the impact can be reduced to less-than significant.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

Monterey Pine Forest is considered a sensitive natural community by the California Department of Fish and Game. While it is not anticipated that the Asilomar ADA Compliance Plan would have a substantial adverse effect on this riparian habitat, with the mitigation measures discussed below, the impact can be reduced to less-than significant.

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

The project will have no effect on federally protected wetlands, as there are none on the Conference Grounds.

- d) *Would the project Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

The project does not have the potential to conflict with the Monterey County Local Coastal Plan.

<sup>12</sup> To avoid redundancy, the biological resource mitigation measures are included at the conclusion of the entire impact discussion (impacts a through f), instead of within each impact discussion. This approach addresses impacts to sensitive plants, wildlife and protected trees in a comprehensive yet concise manner.

**f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

The project will not conflict the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

***Mitigation Measures for Special Status Plants***

The goal of the following mitigation measures is to minimize and compensate for potential impacts to the six special status plant species known to occur in the Project area. The current concessionaire in consultation with California State Parks biological resources staff would be responsible for implementing these measures. They would occur prior to construction unless otherwise specified below.

**Mitigation Measure Bio-1: Pre-construction Surveys and Avoidance.** Prior to any surface clearance for the pathway improvements, pre-construction surveys would be carried out to ascertain the location, extent and size of special status plant populations. To include the seasons when sensitive plants are most detectable, pre-construction surveys will begin in late March and continue through June. Any populations of sensitive plants would be mapped and flagged. They will be observed periodically in late summer to determine when the plants have entered dormancy and the seeds have matured so that salvage may take place. The Park shall install and maintain fencing around the mapped populations and these shall be considered “avoidance areas” and so indicated on all plans and specifications for pathway construction. In the case of Monterey pines, the avoidance area shall be 5 times the tree diameter at breast height, or the crown diameter, whichever is greater, to protect root systems. The “avoidance areas” for the contiguous Monterey pine stands shown in Figure 15 shall be as large as possible, but no less than the area necessary to encompass the root health zones or drip lines, whichever is greater, of all trees within these stands.<sup>13</sup> If avoidance is not possible, see *Timing of Site Clearance and Salvage of Special Status Plants*, below.

**Mitigation Measure Bio-2: Timing of Site Clearance.** If federally- or state-listed plants are present in the Project area, site clearance would be timed to allow for maturity and seed set of annuals and the dormant period of perennials (typically from August or September through November).

**Mitigation Measure Bio-3: Salvage and Distribution of Special Status Plants.** The current concessionaire in consultation with California State Parks biological resources staff will salvage sensitive plants by collecting seed, surface soil, or cuttings and distributed in suitable habitat on the Asilomar grounds.

<sup>13</sup> The *root health zone* is the circular area with the tree trunk at the center and a radius equal to five times the diameter of the tree trunk measured at breast height. The *drip line* is the area of the ground directly beneath the vertical projection (shadow) of the tree’s foliage canopy (DPR, 2005).

**Mitigation Measure Bio-4: Restoration of Reclaimed or Disturbed Natural Areas.**

Park areas disturbed by project-related construction activities or areas where former pathways have been relocated will be restored as natural areas under the supervision of California State Parks staff. In order to preserve the soils for later restoration any heavy equipment used to move materials (i.e. bobcat-type tractor) during construction activities will be operated as much as possible on hardscape. Where off-trail work is necessary, plywood or another material approved by State Parks will be laid down to prevent soil compaction.

Restoration activities may include soil improvements, slope stabilization, revegetation with native plants, weed abatement, and site protection and maintenance as necessary to re-establish the areas as natural areas.

***Mitigation Measures for Protected Trees***

The goal of the following mitigation measures is to minimize and compensate for impacts to protected trees, including those within Monterey Pine Forests, as well as, restoration sites that occur in the Project area. Similar to Measures Bio-1 through Bio-4, the current concessionaire in consultation with California State Parks staff will be responsible for implementing these measures. They would occur prior or during construction, unless otherwise noted.

**Mitigation Measure Bio-5: Protection of Preserved Trees.** To the extent feasible as determined by California State Parks biological resources staff, pathways and construction activities will avoid and protect existing trees and restoration plantings within the Project area. Large snags that provide important wildlife habitat will also be avoided when possible. For trees that are to be preserved, measures to avoid or minimize project impacts will be implemented based on recommendations of the California Department of Parks and Recreation Natural Resources Handbook (accompaniment to Department Operations Manual 0310.6.1, Tree Protection) and California State Park Environmental Scientists and Tree Inspectors. The following measures will be implemented during construction activities:

- All cut, fill and/or foundations shall be at least a radius three times the diameter of the trunk at breast height (dbh) from the outside edge of the trunk of any tree scheduled for preservation. No stockpiling or placement of excavated spoils or other changes in grade, or any vehicle parking or movement, shall occur within the drip line of any tree either temporarily or permanently.
- All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed at the trees' drip line or at a circular area with the tree trunk at the center and a radius equal to five times the dbh, whichever is greater, and shall be installed prior to the start of construction. In rare instances that project plans call for ground disturbance closer than the driplines of trees scheduled for preservation ground penetrating fencing will not be installed in order to protect the root health zone. Flagging will be used to mark the maximum feasible protection zone. Fencing shall consist of chain link, snowdrift, plastic mesh, or field fence. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade. Fenced areas shall not be used for material stockpile, storage or vehicle parking. Fenced

areas shall be maintained in a natural condition and not compacted. Fencing shall remain in place and in good condition until project completion.

- Project activities will be scheduled during the times of the year (late fall and winter) when bark beetle activity (the primary vector of pitch canker) is lowest.
- Pesticide will not be used to paint any cut roots.
- In order to avoid unnecessary damage to the root system of trees, all excavation activities will be accomplished by hand. No machine equipment will be used to avoid ripping of major roots.
- Roots greater than two inches will not be cut, where necessary, roots may be bridged.
- No more than one-third of the root health zone (radius of five times the tree's dbh) of Monterey pine trees and of oak trees scheduled for preservation shall be allowed to be damaged by project activities, unless it can be demonstrated that a greater area of the root feeding zone can be involved without damaging the tree or reducing its chances for recovery.
- Pruning of branches shall be done with a saw, cut clean, and performed according to standards of the California Department of Parks and Recreation Natural Resources Handbook. No tree sealant shall be used on cuts.

**Mitigation Measure Bio-6: Tree Removal Compensation:** Trees and restoration tree plantings that cannot be avoided and require removal for ADA improvements will be compensated for with on-site replacement seedlings. Trees with a diameter at breast height of 1 inch or greater will be mitigated with on-site replacement at a rate of at least three trees for every single tree that is removed.

Restoration plantings within the Project area, which aid in the re-establishment of forested areas, represent significant investment of labor by California Department of Parks and Recreation. Many Monterey pine saplings have received pitch canker resistance treatments and have become established after years of maintenance. Although many of these trees are small, their values, based on funds and labor expended by California Department of Parks and Recreation and their increased likelihood of survivability when exposed to pitch canker in the environment, have higher value than natural recruitment saplings. Therefore removal of established, healthy restoration pines will be mitigated at a ratio of three to one.

Replacement strategies and techniques will be consistent with those described in the Asilomar Forest Management Plan (Staub, 2007) and will adhere to the guidelines in the DPR Operations Manual (CDPR, 2004). Replacement plantings will use native tree species representing species and gene pools indigenous to Asilomar Conference Grounds. Maintenance of replacement plantings will require a regular water regime, protective fencing, and removal of invasive species until the plantings have been determined to be established.

Monitoring of replacement seedlings will occur after a five-year period. If survival of replacement seedlings is less than 75 percent at that time, additional plantings or other methods for replacement will be required and maintained until a 75 percent survivorship of established seedlings is met.

### **Mitigation Measures for Special Status Wildlife**

The goal of the following mitigation measures is to minimize and compensate for impacts to the special status wildlife that potentially occur in the Project area, as construction of paths throughout the project area can cause temporary disturbance to special status wildlife habitat. The current concessionaire in consultation with California State Parks biological resources staff will be responsible for implementing these measures. They would occur prior to construction. To minimize impacts the following mitigation measures will be implemented.

**Mitigation Measure Bio-7: Pre-construction Surveys and Avoidance.** Prior to any construction activities, focused and/or protocol level species surveys will be conducted to determine the presence of special status wildlife with the potential to occur on site or on adjacent areas. Surveys will be conducted by a qualified biologist familiar with the species. If special status species are found within the proposed disturbance areas survey results will be forwarded to CDFG and avoidance measures will be implemented. Such avoidance measures can include exclusion fencing to restrict California red-legged frog and black legless lizard from entering the disturbance areas, seasonal avoidance of wintering butterflies or nesting birds, retaining a biological monitor.

**Specific for nesting birds and raptors.** Trail construction activities and the removal and relocation of trees could impact nesting birds. To the extent practicable, construction activities should be performed or vegetation removed from September through February to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, pre-construction surveys should be performed by a qualified biologist no more than 14 days prior to construction activities to locate any active nests prior to the start of construction and prior to the removal of any tree. If active nests are observed, buffer zones should be established around trees with nests, with a size acceptable to the California Department of Fish and Game this can be up to 250 feet in the case of raptors. Construction activities shall avoid buffered zones and no tree will be removed until young have fledged or the nest is otherwise abandoned.

**Mitigation Measure Bio-8: Worker Education Program.** To further ensure the protection and avoidance of special status wildlife, a worker education program will be created by a qualified biologist familiar with Asilomar and presented to the construction workers prior to the commencement of construction activities. The program will include information on special status species with the potential to occur at Asilomar (including identification, status, regulations, and penalties for disturbance/harm), guidance on procedures to follow if a special status species is seen, and restrictions on activities that can harm special status wildlife (i.e. speed limits, and trash removal). An on-call biologist will be retained by Asilomar to provide guidance if special status species are identified during construction activities.

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## Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>5. CULTURAL RESOURCES— Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Discussion

### Setting

#### Built Structures

In the early 1900s, the YWCA established a series of summer leadership conferences in small seaside towns. Phoebe Apperson Hearst encouraged the YWCA to build its own conference center. To this end, Mrs. Hearst secured 30 acres of land in Pacific Grove, and recommended the architect who had been adding to Mrs. Hearst's own ranch – Julia Morgan. Between 1913 and 1928, well-known California architect Julia Morgan designed the structures and landscape at

Asilomar, a contraction of the Spanish for “refuge by the sea.” The Asilomar Conference Grounds was the location for the creation of the National Board of the Young Women’s Christian Association for the Western United States. Figures 16–20 on the following pages provide a number of historic photos and maps, as well as contemporary photos.

Built in 1913, the uniqueness and distinction of the Asilomar Conference Grounds, both architecturally and socially, led to its listing as a National Historic Landmark and National Register of Historic Places District (including 12 buildings and structures) in 1987 (National Register # 87000823). The Grounds have also been a California State Historic Monument since 1958. The designated historic properties in National Register Historic District are identified in Table 9.

**TABLE 9**  
**ASILOMAR CONFERENCE GROUNDS HISTORIC DISTRICT PROPERTIES**

OHP Number	Property Name	Year Built
19912	Stuck-up Inn	1918
19915	Pirates’ Den	1923
19922	Grace H. Dodge Chapel Auditorium	1915
19906	Phoebe Apperson Hearst Social Hall	1913
19911	Health Cottage <sup>a</sup>	1917
19909	Visitor’s Lodge <sup>a</sup>	1918
19913	Engineer’s Cottage	1913
19916	Director’s Cottage	1927
19904	Merrill Hall	1928
19907	Mary Ann Crocker Dining Hall	1918
19905	Entry Pillars	1913
19910	Scripps Lodge Annex <sup>a</sup>	1927

<sup>a</sup> The following buildings have historical names that are no longer in use: Health Cottage, Visitor’s Lodge, and Scripps Lodge Annex. Health Cottage = Viewpoint. Visitor’s Lodge = Lodge. Scripps Lodge Annex = Scripps.

SOURCE: California State Parks and Office of Historic Preservation, Directory of Properties Data File, 10-30-02

Beginning in 1959, architect John Carl Warnecke was hired by California State Parks to renovate several buildings, including the Crocker Dining Hall, and to design additions to other structures at Asilomar. Warnecke’s firm received an Honor Award from the American Society of Landscape Architects for the work at Asilomar in 1966 and their Crocker Dining Hall renovation received a Citation from the Northern California Chapter of the American Institute of Architecture (AIA) in 1963. The firm also received a Merit Award from the AIA in 1960 for the Asilomar designs.



Scripps Lodge Annex Circa 1927



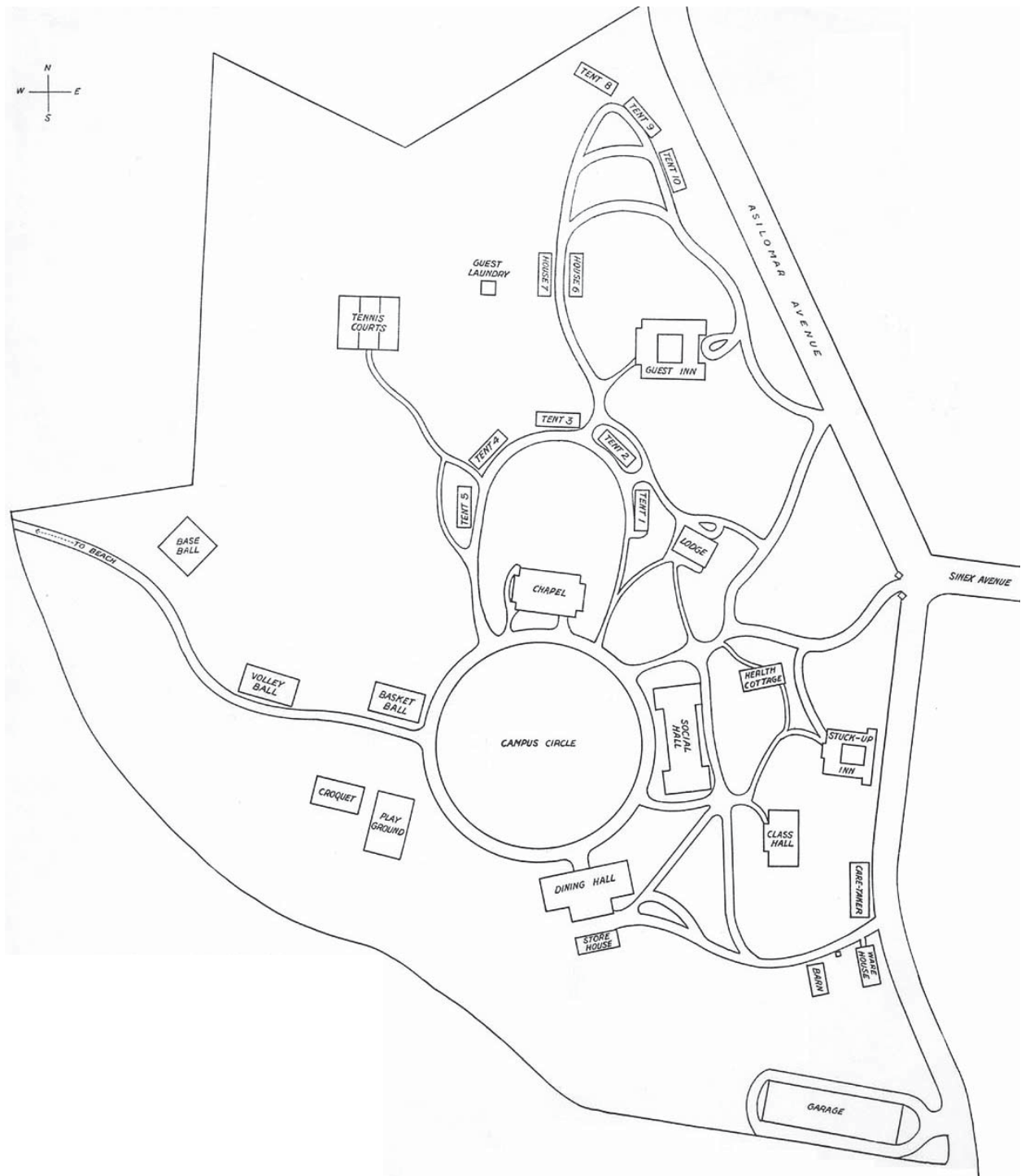
Grace H. Dodge Chapel Auditorium Pre-1927



Phoebe Apperson Hearst Social Hall Circa 1920



Merrill Hall Circa 1950



SOURCE: DPR, 2007

Asilomar ADA Compliance Plan MND . 206163

**Figure 18**  
Asilomar Historic Core  
Area Map Circa 1930



Surf and Sand, 2007



Sea Galaxy, 2007



Surf and Sand East Entry Path



Engineer's Cottage Entry Path

Warnecke remodeled some of Asilomar's historic structures and built the following new buildings or complexes at Asilomar from 1959 to 1968:

- Surf and Sand (1959)
- Seascape and Woodlands (1961)
- Sea Galaxy (1963)
- Corporation Yard (1963)
- Housekeeping (1965)
- Longviews (1966)
- View Crescent (1968)

In addition to these buildings, California State Parks also acquired several properties and built numerous other new conference and lodging facilities during the late 1960s and early 1970s at the park. These other new additions included: Forest Lodge Complex, Eastwoods Complex, William Penn Mott Jr. Training Center and Northwoods Complex.

Buildings and structures listed in the National Register are automatically listed in the California Register of Historical Resources. As such, the 12 buildings and structures associated with the development at Asilomar between 1913 and 1928 are considered historic architectural resources for CEQA purposes. In addition, Warnecke's earliest work at Asilomar, Surf and Sand, is approaching the 50 year benchmark that the National Register Criteria states as the most recent date for which building may be considered historic.<sup>14</sup> California State Parks has indicated that all Warnecke-designed buildings within the Southern Conference Grounds Area might require planning treatment as potentially historic resources (i.e. the Surf and Sand Complex, Seascape and Woodlands buildings, and the Sea Galaxy complex).

A Cultural Resources Technical Report<sup>15</sup> was prepared by Carey & Co. architects in 2008 and is included in the Appendix to this document. The Cultural Resources Technical Report evaluated all of the Warnecke-designed buildings at Asilomar and determined that most of them will be eligible for listing in the NRHP when they reach 50 years of age (between 2009 – 2018). As such, the following buildings and building complexes designed by Warnecke are assumed to be historic resources for CEQA purposes of this project; Surf and Sand (1959), Seascape and Woodlands (1961), Sea Galaxy (1963), Corporation Yard (1963), Housekeeping (1965), and View Crescent (1968). Carey & Co. found that Longviews (1966) is ineligible for listing in the NRHP due to lack of physical integrity stemming from a later remodeling effort. The report also identified the concrete aggregate paving with redwood dividers surrounding the front entrances to many of the Warnecke-designed complexes as integral to their architectural and historic setting.

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<sup>14</sup> Unless they meet the criteria for 'exceptional significance,' typically reserved for buildings or structures which have become significant in the past 50 years, such as those associated with the American space program and Cold War missile installations.

<sup>15</sup> Carey & Co. *Asilomar Conference Center Proposed ADA Project Cultural Resources Technical Report*, 2008.

## Historic Landscape

Carey & Co. also prepared a draft Historic Landscape Assessment (HLA) in 2007 which identified a number of landscape elements and features which contribute to a potential historic landscape at Asilomar, including, 1) land use and spatial organization; 2) topography and drainage; 3) vegetation and wildlife; 4) circulation; 5) views; 6) archaeological resources; and 7) buildings and structures (Carey & Company, 2007).<sup>16</sup> These landscape elements are identified not only in the original Historic Core, but throughout Asilomar. For purposes of evaluation, the entire Asilomar State Beach and Conference Grounds would encompass a potential historic landscape. Numerous character-defining features within each of these landscape elements were identified in the HLA. A detailed description of each of these features is available in both the HLA report and the Cultural Resources Technical Report.

## Archaeological Resources

Local archaeological investigations in Monterey and Pacific Grove demonstrate long human occupation of the Monterey Peninsula dating back at least 5,000 years. The Sur Pattern (~3,000 B.C. – 500 B.C.) is associated with the ancestors of the Esselen, a tribal group who inhabited a small region south of the Monterey Peninsula (Hester 1978). The evidence from the Monterey Pattern (ca. 500 B.C.) indicates connections to the Costanoans, who, ethnographically, held much of the Monterey Bay and San Francisco Bay Area.

A records search at the Northwest Information Center prepared for the Asilomar General Plan in 2004 revealed fourteen discreet archaeological sites located within the boundaries of Asilomar State Beach and Conference Grounds (on file with California State Parks). The sites represent both Monterey and Sur Pattern traits. By and large, the sites reflect a long term exploitation of littoral and marine resources on the west facing beaches of the Monterey Peninsula. None of these sites have been adequately investigated to determine their current integrity and significance. The largest site, CA-MNT-1732, appears to be the vestiges of a prehistoric village. This site includes shell fragments, along with numerous groundstone fragments and chert flakes. Previous construction has occurred over the site, including a swimming pool, the Housekeeping building, and a large parking lot. Sites CA-MNT-1733, and CA-MNT-1734 may also be remnants or constituents of the primary village site, but have lost considerable integrity due to the effects of previous site development.

## Paleontology

The following types of paleontological resources are known to exist in the Monterey region; 1) True Fossils: Lithified or replaced remains of plants and animals preserved in a rock matrix (e.g., microfossils, shells, animal bones and skeletons, and whole tree trunks); 2) Trace Fossils: Molds, casts, tracks, trails and burrow impressions made in soft clays and muds which subsequently were turned to stone, preserving the images of past life (e.g., shells, footprints, leaf

<sup>16</sup> A full Cultural Landscape Report (CLR) has not yet been completed for Asilomar, and as result, Asilomar is recognized as a *potential historic landscape*. However, a CLR is currently planned for preparation by Carey & Co in association with Royston Landscape Architects.

prints, and worm tubes); and 3) Breas: Seeps of natural petroleum that trapped extinct animals and preserved and fossilized their remains.

## Impacts and Mitigation Measures – Cultural Resources

**a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?***

The Asilomar ADA Compliance Plan proposes a variety of accessibility improvements including internal building modifications and external facility improvements including paths of travel, parking lots, and other related changes. The proposed Plan would encompass a variety of construction activities, some of which would entail physical changes to the designated and potentially-eligible historic resources identified above. The project would also entail physical changes to the landscape, such as the universal replacement of paved asphalt paths with buff-colored paver blocks, as well as new paths and/or ramps constructed into areas that are currently undeveloped.

The proposed physical alterations to the historic and potentially historic buildings have been designed to retain as much historic fabric as possible while complying with ADA requirements, in keeping with the disabled access provisions of Title 24 of the California Building Code (including the California State Historical Building Code), as well as the *Secretary of the Interior's Guidelines for the Treatment of Historic Properties*. While a limited degree of physical change to the listed and/or eligible buildings will be an inevitable result of the access requirement under ADA, these changes would not rise to the level of a 'substantial adverse change' as defined by CEQA Section 15064.5. Typical ADA compliance projects at Asilomar that would have little or no impact on the historic significance of its historic architectural resources include interior changes to bathroom fixtures, widening of accessible interior and exterior doorways and thresholds, and placement of signage, handrails, and lighting/communications.

The Cultural Resources Technical Report by Carey & Co. found that the following project classifications would comply with the *Secretary of the Interior's Standards*, and would not substantially alter the character-defining features of the historic buildings at Asilomar and would therefore, have a less-than-significant impact on historic resources: all interior building modifications, installation of steps and handrails, installation of new drinking fountains, and modifications to the parking lots.

As these portions of the proposed project would not materially impair the character-defining features of the Asilomar National Historic Landmark, the proposed Asilomar ADA Compliance Plan would have a less-than-significant impact to the park's historical resources, and no mitigation would be required.

The technical report found that the proposed modifications to the paths of travel, such as the site-wide installation of the light-colored paver blocks bound by color contrasting cement curbs, however, would have a potentially significant impact on the potential NRHP-eligible historic landscape at Asilomar. Of the total existing paving on site, the proposed project would remove

about 136,796 square feet of paved surface, and replace about 137,653 square feet of new paved surface resulting in a net gain of about 857 square feet (an area about of 29 feet by 29 feet square) of new semi-pervious pathway surfaces (Chidester, 2008).

Historically there was no vehicular access through what is now known as the “Historic Core.” As the site developed from 1913 on, historic photographs and recent core samples indicate that the paths were originally made of decomposed granite (DG) with coarse stones placed at the edge (see Figures 16 – 17). Recent core sample extractions were commissioned by Carey & Co. at two locations on the site to establish the composition of the historic paving material. One core sample site was taken from the roadway north of Administration (1913 – the earliest construction at Asilomar). The second sample was taken from a pathway west of Merrill Hall (1928 – the last Julia Morgan work on the site). The samples were retrieved, analyzed and interpreted by soils engineers Haro, Kasunich and Associates, Inc. of Watsonville, California. In both instances the asphalt was estimated to be less than 25 years old, and both sites had approximately 3 inches of DG below the asphalt layer. The accompanying forensic report states that the asphalt paving for both roads and pedestrian pathways at the core locations has apparently been in use only for several decades; however, historic photographs indicate that asphalt paving may go back to the 1950’s.

In the late 1950’s and early 1960’s, in conjunction with the Warnecke additions in the Southern and Northern Conference Grounds areas, the entire site was modified to accommodate vehicular traffic, which included the application of rolled asphalt surfacing over the existing/original DG pathway surfaces, as well as into previously undeveloped areas. The previous DG surfacing and current use of asphalt paving surface with coarse stones creates a “rustic or naturalistic edge.” In more recent years the paths laid without the stone border have allowed the ground cover to encroach creating a “soft” edge. In general, the informal, monolithic, monochromatic character of the paving throughout the site is in keeping with the rustic character of the campus.

In terms of location, the original circulation design and paved routes remain very much intact. In material terms, the paving’s visual quality, whether decomposed granite (historic) or asphalt (non-historic), is currently and has historically been characterized by a seamless quality. In conjunction with rustic stone edges, the paving tends to merge with the landscape as a background element. And while there has been an increase in paved pathway and road surfaces over time, the continuous use of a monolithic, monochromatic pathway surface material bound by a “rustic or naturalistic” edge for the past 95 years (from 1913 to today), as well as the pathway and road system’s route configuration, have become character-defining features of Asilomar’s historic landscape.

Returning the pathway system’s surface covering to its historic decomposed granite (DG) surfacing has been considered as an alternative paving material to the current asphalt but was rejected as a viable alternative for several reasons. First, DG is subject to erosion. With the topography and drainage conditions on the site, a campus wide restoration of DG for the pathway system would likely have a very short life span and become a constant maintenance challenge. Second, DG’s friable nature, with grit as a byproduct, would be tracked through the building

interiors by thousands of guests. The outcome would be damage to historic wood floors as well as ongoing cleaning and maintenance problems.

While the potential benefits to biotic systems resulting from the semi-permeable nature of the cement pavers (as well as to ongoing maintenance) are noted, from a historic resources standpoint, the site-wide application of light-colored pavers bound by color contrasting concrete curbs would represent a substantial visual departure from the current character of rolled black asphalt paving with a 'rustic' edge found throughout the site. With their simple, understated design, the existing monolithic and monochromatic pathways allow visitors to move through the landscape without distraction from the rustic buildings and vegetation. The proposed polychromatic pathway materials would represent a substantial visual departure from the exiting character of the pathways, and would reverse the historic subordination of the pathways to the built and natural aspects of the landscape through which they pass. As such, the paving design of the proposed paths of travel could have a potentially adverse impact on the significance of the NRHP-eligible historic landscape at Asilomar State Beach and Conference Center.

The Cultural Resources Technical Report also found that other project components associated with improved paths of travel, which would also incorporate light-colored interlocking pavers and color contrasting concrete curbs, such as ramp additions, deck and patio re-surfacing projects, would also cause a potentially adverse impact on the significance of the NRHP-eligible historic landscape at Asilomar State Beach and Conference Center for the same reasons described above. Implementation of Mitigation Measure CR-1 on the following page would reduce this potential impact to a less-than-significant level.

Finally, to meet the ADA requirements for slip resistance and level surfaces, the proposed project would replace much of the original concrete paving systems in the areas adjacent to the buildings designed by Carl Warnecke with a new curved path configuration made with interlocking paving blocks and concrete curbs (See Figures 19 and 20). The exterior approaches to these facilities are made of concrete aggregate paving formed as large square slabs, divided by two-inch wide redwood boards, which are integral to the architectural language of the Warnecke-designed facilities, such as Surf and Sand and Sea Galaxy. The Cultural Resources Technical Report found that proposed replacement of the original aggregate concrete materials surrounding the Warnecke-designed buildings with a new curved path configuration made with interlocking paving blocks and concrete curbs could also have a potentially significant impact on the historic setting of these architectural resources, as well as on the significance of the potential historic landscape at Asilomar State Beach and Conference Center.

Over the past several years, various paving block projects were installed on the Asilomar campus to test the suitability of the materials as accessible paths of travel as well as parking lot surfaces. The sites of these installations are the Engineers Cottage entry path, the Stuck-Up Inn parking lot and pathways to the east of Surf and Sand (see Figure 20).

### ***Cumulative Impacts to Historic Resources***

There are no other known past, present, or reasonably foreseeable future projects at Asilomar State Beach and Conference Grounds that have the potential to combine with the impacts of the proposed project to form a significant cumulative impact to historic resources. The many small interior building modifications throughout Asilomar associated with the ADA improvement plan would not be perceptible collectively by the average guest, but rather, they would be perceived individually as one occupies discrete buildings or guest rooms. Such proposed improvements would represent a small degree of incremental change throughout the Asilomar campus, but such change would not have a significant cumulative impact on the historic significance of the conference grounds.

The degree of visual change associated with the site-wide application of light-colored pavers bound by color contrasting concrete curbs, however, would be experienced collectively by the average user as he or she moves throughout the historic landscape. Therefore, this particular project component has the potential to cause not only a project-level impact on Asilomar as a NRHP-eligible historic landscape as described above, but also a cumulative-level impact to the historic landscape. Implementation of Mitigation Measure CR-1, below, would reduce this potential project and cumulative-level impact to a less-than-significant level. The current concessionaire and California State Parks staff would be responsible for implementing this measure. Consultation would occur prior to construction unless otherwise specified below.

**Mitigation Measure CR-1:** The current concessionaire in consultation with California State Parks staff shall redesign the proposed path of travel treatments (including ramp additions, deck and patio re-surfacing projects) with a more visually subdued, paving material and/or paving system to maintain the monolithic and monochromatic character, texture, rustic edging, and circulation intent of the existing pathways.

Permeable, interlocking pavers could still be used as a paving system at Asilomar if the visual character were less foreign to the existing “rustic” character of the site. The current concessionaire in consultation with California State Parks staff shall select specific colors and materials for the paths of travel to meet this performance standard. Potential path of travel materials may include, but are not limited to, interlocking pavers of a more uniform size, paver colors that are more similar in tone to the coloration of existing pathway systems or historic DG materials at Asilomar, pavers which are mortared into place on top of the concrete curbing to create a continuous (monolithic) appearance of paver blocks from edge to edge, or the use of an entirely different paving system, such as permeable or semi-permeable concrete which also meet these performance standards.

In areas designed by Warnecke where the exposed aggregate concrete paving would be removed, such as at Woodlands, Surf and Sand, and Sea Galaxy, it should be replaced with a concrete without exposed aggregate and have a sand finish for traction similar to that found near the Nautilus Room at Sea Galaxy. The concrete divisions should reflect the original concrete subdivisions. In particular, the Crocker Dining / Woodlands area with the path leading to the ramp at the Woodlands deck should retain the original Warnecke paving design rather than introducing a new curved path configuration made with paving blocks and concrete curbs.

Incorporating Mitigation Measure CR-1 into the project design would reduce the project and cumulative-level impacts to historic resources associated with the to paths of travel to a less-than-significant level. This measure would specifically bring the proposed ADA Plan into conformance with the Secretary of the Interiors Standards for the Treatment of Historic Properties (Standard 2):

*“2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.”*

**b) *Would the project cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?***

The proposed Plan would encompass a variety of construction activities, some of which may have the potential to disturb known as well as unknown archeological resources, particularly from ground disturbance associated with new or replacement pathways. Damage or destruction of significant archaeological resources would be considered a significant impact to cultural resources. As such, the following mitigation measures have been incorporated into the proposed project to reduce or eliminate potential impacts to cultural resources:

**Mitigation Measure CR-2:** Known archaeological sites in the vicinity of any proposed ground-disturbing activities, including but not limited to pathway construction and/or repaving, should be evaluated by a qualified archaeologist for eligibility for listing in the National Register of Historic Places (NRHP) prior to initiation of work. If the site(s) are determined to retain sufficient integrity for eligibility to the NRHP, California State Parks shall implement a data recovery program to record the site remains, and project work shall continue.

**Mitigation Measure CR-3:** In the event that previously undocumented cultural resources are encountered during project construction (including, but not limited to dark soil containing shellfish, bone, flaked stone, groundstone, or deposits of historic trash), work within the immediate vicinity of the find will be temporarily halted or diverted until a DPR-qualified archaeologist has evaluated the find and implemented appropriate treatment and disposition of the artifacts. As provided in the CEQA Guidelines, Section 15064.5(f), work could continue on other parts of the park while unique archaeological resource mitigation (if necessary) takes place.

**c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Although no paleontological sites have been recorded within the boundaries of Asilomar State Beach and Conference Grounds, a number of sites have been identified in upland areas of Monterey. Given the dynamic state of the beach and due to coastal erosion, it is unlikely that there are significant deposits of fossil material at Asilomar State Beach and Conference Grounds. Nevertheless, significant assemblages of fossil remains are possible even in areas designated as having low-potential for resources. As such, following mitigation measures have been incorporated into the proposed project to reduce or eliminate potential impacts to paleontological resources:

**Mitigation Measure CR-4:** California State Parks shall notify a qualified paleontologist of unanticipated discoveries and subsequently document the discovery as needed. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations within 100 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.

**d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?***

Human remains or funereal goods are not anticipated to occur within the Asilomar State Beach and Conference Grounds. However, this does not preclude the existence of burials of any kind from being identified during ground disturbance associated with new or replacement pathways. As such, following mitigation measures have been incorporated into the proposed project to reduce or eliminate potential impacts to human remains:

**Mitigation Measure CR-5:** In the event of discovery or recognition of any human remains on the site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has been contacted, per Section 7050.5 of the California Health and Safety Code. If the coroner determines that the human remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Pub. Res. Code Sec. 5097).

## References – Cultural Resources

California State Parks. *Asilomar State Beach and Conference Grounds General Plan*, January 2004.

Carey & Co. *Asilomar Conference Center Proposed ADA Project Cultural Resources Technical Report*, February 2008.

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Chidester, Steve. *Personal communication with ESA*, February, 2008.

Hester, T.R., *Esselen*. In *Handbook of North American Indians. Volume 8: California*, Ed by R.F. Heizer, 1978.

Northwest Information Center at Sonoma State University, *NWIC File #04-476*, 2004.

## Geology, Soils, and Seismicity

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>6. GEOLOGY, SOILS, AND SEISMICITY— Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

### Setting

Asilomar State Beach and Conference Grounds lies within the geologic region of California referred to as the Coast Ranges geomorphic province. The Coast Ranges natural region is between the Pacific Ocean and the Great Valley and stretches from the Oregon border to the San Ynez River near Santa Barbara. Discontinuous northwest-trending mountain ranges, ridges, and intervening valleys characterize this province. The Sierra de las Salinas and Santa Lucia Range lie southeast and south, respectively, of the Asilomar State Beach and Conference Grounds, while the Salinas River Valley is to the east.

Asilomar State Beach and Conference Grounds lie within a geologic unit called the Salinian Block, an elongated northwest-southeast segment of the Coast Ranges, bounded to the east by the Sur Nacimiento fault and the San Andreas Fault to the west. The Salinian Block is characterized by basement rocks, such as granite, that are overlain by more recently deposited marine

sediments. Asilomar State Beach and Conference Grounds is underlain by granitic bedrock and sand deposits, the latter created by erosion and wave action between 700,000 and 1.6 million years ago. Surficial materials which compose Asilomar State Beach and Conference Grounds consist primarily of sand deposits (CGS, 2002).

### **Soils**

The Asilomar State Beach and Conference Grounds shoreline is predominantly exposed granite with pockets of sand, bordered on the landward side by a low coastal terrace or bluff. The sand supply for Asilomar's beaches comes from wave erosion and weathering of the local shoreline rocks, as opposed to other Monterey Bay beaches where beach sand is derived primarily from stream and river sediment.

In addition to the exposed granite, there are four soil types present at Asilomar State Beach and Conference Grounds including; dune land, coastal beaches, the Baywood series and the Tangair series. These four soils form on gently sloping to 15% slope and have moderately rapid to very rapid permeability. The erosion hazard of the soils at Asilomar State Beach and Conference Grounds varies depending upon the slope and proximity to the ocean. These soils have a low shrink swell potential i.e. they expand and contract a minimal amount in wet and dry climates.

Wave erosion of the beach is common during storms of moderate intensity and is an integral part of the natural coastal process. Eroded sand is deposited offshore but is returned to the beach by waves during periods of calm weather. Spring winds then carry the sand into the dunes above the beach. In this way, the effects of erosion during storms are balanced by the subsequent accretion and dune building during calmer conditions. Currently, as a temporary remedy, rip rap has been used to reduce the wave erosion occurring to sections of the Asilomar State Beach and Conference Grounds coastline adjacent to Sunset Drive.

### **Seismicity**

The Coast Ranges of California contain both active and potentially active faults and is considered a region of high seismic activity. The 1997 Uniform Building Code (UBC) locates the Monterey Peninsula within Seismic Risk Zone 4. Areas within Zone 4 are expected to experience maximum magnitudes and damage in the event of an earthquake. The U.S. Geological Survey (USGS) Working Group on California Earthquake Probabilities has evaluated the probability of one or more earthquakes of Richter magnitude 6.7 or higher occurring in the San Francisco Bay Area within the next 30 years. The result of the evaluation indicated a 62 percent likelihood that such an earthquake event will occur in the Bay Area before 2030 (USGS, 2003). There are three principle fault zones in the region: the San Andreas and Monterey Bay Fault Zones to the northeast, and San Gregorio Fault Zone to the southwest. All three of the fault zones trend northwest to southeast. These fault zones are defined by the State of California as being "active" since they have had surface displacement within the last 10,000 years. The Nacimiento Fault Zone and the San Andreas Fault Zone forms the western and eastern boundaries, respectively, of the Salinian Block. The San Gregorio Fault zone runs parallel to the coast and represents the westernmost zone of active faulting in the Monterey Bay Area.

**San Andreas Fault Zone.** The San Andreas Fault Zone extends nearly the entire length of California and marks the plate boundary between the North American plate to the east and the Pacific plate to the west. The San Andreas Fault is not represented by a single trace but by a system of active faults that diverge from the main fault south of San Jose.

Locally, the San Andreas Fault was responsible for the Great 1906 San Francisco Earthquake (Magnitude 7.8) and the recent 1989 Loma Prieta earthquake (Magnitude 7.1). Asilomar State Beach and Conference Grounds lies approximately 36 miles southwest of the 1989 Loma Prieta Earthquake's epicenter. During recorded history, numerous California earthquakes of magnitude greater than a magnitude 6.5 have occurred on this fault from Los Angeles to Point Arena. The San Andreas Fault lies approximately 24 miles to the northeast of Asilomar State Beach and Conference Grounds and ground shaking from earthquakes generated by the San Andreas Fault System would likely affect the Asilomar area.

**San Gregorio Fault Zone.** The San Gregorio Fault Zone is made up of several shorter faults and extends roughly parallel to the coast of California. The Palo Colorado Fault, part of the San Gregorio Fault Zone, extends from a point that is roughly in the center of Monterey Bay to the Big Sur area and is considered to be a part of the greater San Gregorio Fault System. The Palo Colorado Fault is approximately 2.5 miles off the coast of Asilomar. The San Gregorio Fault Zone has not shown evidence of displacement. The 1989 Loma Prieta Earthquake did not appear to trigger secondary movement on the San Gregorio Fault Zone. However, around the turn of the 20th century, two larger earthquakes (Magnitudes 6.0 and 6.4) occurred off the coast of Asilomar State Beach and Conference Grounds that were most likely associated with the San Gregorio Fault Zone.

**Monterey Bay Fault Zone.** The Monterey Bay Fault Zone begins in the northwestern part of Monterey Bay and consists of a series of discontinuous northwest-trending faults, many less than 1 mile in length. The Monterey Bay Fault Zone is bisected by the Monterey Canyon and comes onshore in the Big Sur Area. Earthquake studies in Monterey Bay have indicated that right-lateral strike-slip displacement is occurring.

### **Geologic Hazards**

**Settlement.** Settlement is the depression of the bearing soil when a load, such as that of a building or new fill material, is placed upon it. Soils tend to settle at different rates and by varying amounts depending on the load weight, which is referred to as differential settlement. Areas are susceptible to differential settlement if underlain by compressible sediments, such as poorly engineered artificial fill. Potential hazards related to settlement are not considered a significant concern since future development at Asilomar State Beach and Conference Grounds will involve necessary site-specific geotechnical evaluations prior to final design of the proposed facilities and geotechnical recommendations addressing corrective measures for inadequate soil conditions (such as settlement).

**Expansive Soils.** Due to the high percentage of coarse-grained materials that underlie Asilomar State Beach and Conference Grounds, expansive soils are not a potential geologic hazard.

**Soil Erosion.** Soil erosion is a process whereby soil materials are worn away and transported to another area, either by wind or water. Rates of erosion can vary depending on the soil material and structure, placement, and human activity. Soil containing high amounts of silt can be easily eroded, while sandy soils are less susceptible. Excessive soil erosion can eventually damage building foundations and roadways. Erosion is most likely to occur on sloped areas with exposed soil, especially where unnatural slopes are created by cut-and-fill activities. Soil erosion rates can be higher during the construction phase. Typically, the soil erosion potential is reduced once the soil is stabilized by vegetation, graded and covered with concrete, structures, or asphalt. Currently rip rap is being used as a temporary remedy to reduce the ongoing erosion caused by wave action along sections of Asilomar State Beach and Conference Grounds particularly in areas that are threatening to undermine Sunset Drive.

The Rock Outcrops, Coastal Beach and Dune Land soils that underlie the Asilomar State Beach and Conference Grounds are also highly susceptible to wind erosion. Cut and fill operations or removal of vegetation which results in exposure of sandy soils can result in dune erosion as ocean winds scour away at loose, unconsolidated sands. Trampling of sand dune vegetation causes blowouts in which the destabilized sand is carried away by the wind.

**Slope Failure.** Asilomar's dunes are susceptible to slope failure under certain conditions (earthquakes, construction activity) especially when vegetation is removed or nonexistent. However, the sand dune slopes would fail in the form of shallow, localized shallow failures, which would not present major hazards to structures or property.

### **Seismic Hazards**

Seismic hazards include those hazards that could reasonably be expected to occur at the Asilomar State Beach and Conference Grounds during a major earthquake on any of the regional fault zones, especially the San Andreas and San Gregorio faults. Some hazards can be more severe than others, depending on the location, underlying materials, and level of ground shaking.

**Surface Fault Rupture.** Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. Ground rupture is considered more likely to occur along active faults. There is a very low potential for fault rupture at Asilomar State Beach and Conference Grounds as no known active faults are located on or immediately adjacent to the site.

**Ground Shaking.** Strong ground movement from a major earthquake could affect the Asilomar State Beach and Conference Grounds in the near future. Earthquakes on the active faults in the area are expected to produce a range of ground shaking intensities at the Asilomar State Beach and Conference Grounds. The unconsolidated alluvial material that underlies the Asilomar State Beach and Conference Grounds at depth could intensify ground shaking effects in the event of an earthquake on one of the aforementioned faults. Ground shaking may affect areas hundreds of miles distant from the earthquake's epicenter. A major seismic event was experienced during the 1989 Loma Prieta earthquake. The epicenter of the M 7.1 Loma Prieta event was approximately

30 miles north of the Asilomar State Beach and Conference Grounds, but only minor damage was sustained in the area.

### **Liquefaction**

Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil. Due to the loosely consolidated sediments consisting of fine dune sand and the potential that these sediments could be saturated because of shallow or perched groundwater, localized liquefaction may occur if the Asilomar State Beach and Conference Grounds is subjected to considerable ground shaking during a major seismic event. The California Geologic Society has not yet delineated the Asilomar State Beach and Conference Grounds for potential designation as a Seismic Hazard Zone.

### **Earthquake-Induced Settlement and Slope Failure**

The Asilomar State Beach and Conference Grounds may be susceptible to earthquake-induced settlement and localized slope failures during an earthquake. Settlement and landsliding can result from the relatively rapid rearrangement, compaction, and settling of subsurface materials (particularly loose, noncompacted, and variable sandy sediments) during ground shaking occurrences. As a result, settlement of the ground surface and landslide hazards could be accelerated and accentuated by earthquakes.

## ***Regulatory Context***

### **State**

**California Building Code.** The California Building Code (CBC) is another name for the body of regulations found in the California Code of Regulations (CCR), Title 24, Part 2, which is a portion of the California Building Standards Code (CBSC, 2001). Title 24 is assigned to the California Building Standards Commission which, by law, is responsible for coordinating all building standards. Under state law, all building standards must be centralized in Title 24 or they are not enforceable. The purpose of the CBC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. Published by the International Conference of Building Officials, the Uniform Building Code is a widely adopted model building code in the United States. The CBC incorporates by reference the Uniform Building Code (UBC) with necessary California amendments. These amendments include significant building design criteria that have been tailored for California earthquake conditions (CBSC, 2001). The national model code standards adopted into Title 24 apply to all occupancies in California except for modifications adopted by state agencies and local governing bodies.

## Local

**City of Pacific Grove General Plan.** The City of Pacific Grove General Plan Health and Safety Element does not have Seismic and Geologic goals and policies that could be applicable to the proposed Project.

## Impacts and Mitigation Measures – Geology, Soils and Seismicity

The majority of the proposed building alterations are relatively minor reconfigurations. No new structures are proposed by the Asilomar ADA Compliance Plan and none of the proposed building modifications would be expected to include any major structural changes to Asilomar facilities. Furthermore, all the proposed building changes have been designed by licensed architects and therefore will be fully compliant with all applicable building code requirements. Therefore, no structural changes to the buildings at Asilomar are anticipated as a result of the future implementation of the Asilomar ADA Compliance Plan.

***a.i) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)***

While there are active faults in the area, the closest active fault to the project site is the San Gregorio/Palo Colorado fault which is approximately 2.5 miles offshore. Fault rupture is generally limited to the immediate vicinity of an active fault trace and therefore the potential for damage or injury as a result of fault rupture is considered less than significant.

***a.ii) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?***

Ground shaking in the project area could occur as a result of an earthquake within the region. However, all improvements to the existing buildings as proposed by the Asilomar ADA Compliance Plan would not involve the structural integrity of the structures. Thus, the project would not expose people or structures to substantial adverse effects involving strong ground shaking and this potential impact would be less than significant.

***a.iii) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?***

The presence of loose cohesionless soils at the site could represent the potential for liquefaction. However, the proposed project does not include the construction of any new structures and the majority of improvements outside of existing structures consist of pathways built of individual pavers. In addition, all improvements would be constructed according to the specifications of the California Building Code requirements. Therefore, the potential damage due to the effects of liquefaction would be less than significant.

**a.iv) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?***

As mentioned above, Asilomar's dunes are susceptible to seismically induced slope failure. However, the sand dune slopes would fail in the form of shallow, localized shallow failures, which would not present significant hazards to structures, property, or human health. The potential impact is therefore less than significant.

**b) *Would the project result in substantial soil erosion or the loss of topsoil?***

Construction activities associated with the modifications of the proposed pathway improvements could expose soils to erosion and loss of topsoil. However, the limited surface area of soils that will be subjected to earthwork activities along with the erosion control measures that are described below in Hydrology and Water Quality below would make the potential impact less than significant.

**c) *Would the project be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?***

The proposed project does not include any elements that would constitute a significant load on subsurface soils. The project site is currently developed with no identified areas of instability. Therefore the potential impact from unstable soils would be less than significant.

**d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?***

The soils onsite are generally coarse grained and do not exhibit the properties associated with expansive soils. Therefore, the potential impact is less than significant.

**e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?***

The proposed project does not include construction of or components related to septic tanks or an alternative wastewater disposal system. Therefore, there would be no impact as a result of wastewater disposal.

## **References – Geology, Soils and Seismicity**

California Building Standards Commission (CBSC), 2001. *California Building Code, Title 24, Part 2*, 2001.

California Geological Survey (CGS), 2002. *California Geomorphic Provinces, Note 36*, revised December, 2002.

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City of Pacific Grove, *General Plan, Chapter 10 Health and Safety*. 1994.

Hart, E.W., and Bryant, W.A., 1997. *Fault-rupture Hazard Zones in California: California Geological Survey Special Publication 42, revised 1997 with Supplements 1 and 2 added 1999*.

Jennings, C.W., 1994. *Fault Activity Map of California and Adjacent Areas, with Locations and Ages of Recent Volcanic Eruptions. California Division of Mines and Geology Geologic Data Map No. 6, scale 1:750,000, 1994*.

U.S. Geological Survey/California Geological Survey, 2002, *Probabilistic Seismic Hazard Assessment Model*: Revised April, 2003. Available online:  
<http://www.consrv.ca.gov/cgs/rghm/psha/index.htm>

## Hazards and Hazardous Materials

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>7. HAZARDS AND HAZARDOUS MATERIALS</b>				
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

### *Setting*

#### Definitions

**Hazardous Materials.** Hazardous materials are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous materials are grouped into the following four categories, based on their properties: toxic (causes human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), and reactive (causes explosions or generates toxic gases).<sup>17</sup> Hazardous materials have been and are commonly used in commercial, agricultural, and industrial applications, as well as in residential areas to a limited extent. The project site is not listed among the databases for the DTSC (DTSC, 2006).

**Hazardous Waste.** A hazardous waste is any hazardous material that is discarded, abandoned, or is to be recycled. Hazardous materials and wastes can result in public health hazards if released to the soil, groundwater, or air.

#### Regulatory Framework

Numerous local, State, and Federal laws and regulations regulate the use, storage, and disposal of hazardous materials, including management of contaminated soils and groundwater. The United States Environmental Protection Agency (U.S. EPA) is the Federal agency that administers hazardous materials and waste regulations. State agencies include the Cal/-EPA, which includes DTSC, the North Coast Regional Water Quality Control Board (RWQCB), the California Air Resources Board (CARB), and other offices. A description of agency jurisdiction and involvement in management of hazardous materials is provided below.

**United States Environmental Protection Agency (U.S. EPA).** The U.S. EPA is the Federal agency responsible for enforcement and implementation of Federal laws and regulations pertaining to hazardous materials. The legislation includes the Resource Conservation and Recovery Act of 1986 (RCRA), the Superfund Amendments and Reauthorization Acts of 1986 (SARA), and the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA). The Federal regulations are primarily codified in Title 40 of the Code of Federal Regulations (40 CFR). The U.S. EPA provides oversight and supervision for site investigations and remediation projects, and has developed land disposal restrictions and treatment standards for the disposal of certain hazardous wastes.

**California Department of Toxic Substances Control (DTSC).** The California DTSC works in conjunction with the U.S. EPA to enforce and implement specific laws and regulations pertaining to hazardous wastes. California legislation, for which DTSC has primary enforcement authority, includes the Hazardous Waste Control Act and the Hazardous Substance Account Act. Most State hazardous waste regulations are contained in Title 22 of the California Code of Regulations

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<sup>17</sup> Title 22 of the California Code of Regulations, Division 4.5, Chapter 11, Article 3.

(CCR). The California DTSC generally acts as the lead agency for soil and groundwater clean up projects, and establishes clean up and action levels for subsurface contamination that are equal to, or more restrictive than, Federal levels.

**Central Coast Water Quality Control Board (RWQCB).** The project site is located in the jurisdiction of the Central Coast RWQCB. The RWQCB is authorized by the California Porter-Cologne Water Quality Act of 1969 to implement water quality protection laws. The RWQCB provides oversight for sites where the quality of groundwater or surface waters is threatened, and has the authority to require investigations and remedial actions.

**Local Hazardous Materials Management.** The agency responsible for local enforcement of State and Federal laws controlling hazardous materials management in Monterey County is the Environmental Health Division of the County Public Health Department. This agency became the Certified Unified Program Agency (CUPA) for the County on January 1, 1997. The Hazardous Materials Management program regulates underground tanks, hazardous materials (including but not limited to: hazardous substances, hazardous waste, and any material which a handler or the CUPA has reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment, and any unauthorized release of hazardous material.

**Worker Health and Safety.** Worker health and safety is regulated at the Federal level by the Federal Department of Industrial Relations. Worker health and safety in California is regulated by Cal/OSHA. California standards for workers dealing with hazardous materials are contained in Title 8, CCR, and include practices for all industries (General Industry Safety Orders), and specific practices for construction, and hazardous waste operations and emergency response. Cal/OSHA conducts on-site evaluations and issues notices of violation to enforce necessary improvements to health and safety practices.

**Schools and Airports.** No existing or proposed schools are located within one-quarter mile of the project site. Similarly, no public airport, public use airport, or private airstrip is located within two miles of the project site.

## Impacts and Mitigation – Hazards and Hazardous Materials

- a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The proposed Asilomar ADA Compliance Plan would not involve the routine transport, use, or disposal of hazardous materials. Therefore, there would be no impact of this kind.

- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Some construction activities would involve use of heavy equipment and other machinery that use petroleum-based fuels, lubricants, and other fluids classified as hazardous materials. The routine

use of such equipment and machinery carries the risk of leaks and spills due to accident, equipment failure, and routine fueling, lubricating, and maintenance. While significant impacts associated with these standard hazardous materials would not likely occur as part of the ADA Plan, implementation of the Mitigation Measure HAZ-1 below, would further reduce the effects associated with use of the hazardous materials.

The goal of the following mitigation measures is to reduce public and environmental exposure to hazardous materials due to accidental release. The current concessionaire in consultation with California State Parks is responsible for implementing this measure. The measure should be implemented prior to construction.

**Mitigation Measure Haz-1:** The current concessionaire in consultation with California State Parks staff shall put into the contract specifications that the contractor include measures for handling hazardous materials and spill prevention, including, but not be limited to: (1) handling of hazardous materials according to manufacture specifications; (2) measures for containing hazardous materials, such as accidental fuel spills; and (3) the designation of a controlled area for all refueling and/or maintenance of heavy equipment.

- c) ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

The proposed project would not use or emit hazardous materials beyond minor quantities used during construction activities. In addition, there are no schools located within a quarter mile of the site. Therefore, there is no potential impact of hazardous materials to nearby schools.

- d) ***Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

Government Code Section 65962.5 requires several California State agencies to compile and report lists of hazardous materials sites. Collectively, these lists are referred to as the “Cortese List” after the author of the enabling legislation. Included in the Cortese List are a list of releases from leaking underground storage tanks (LUSTs) and Spills, Leaks, Incidents, and Cleanup (SLIC) sites compiled by the State Water Resources Control Board; a list of current Cease and Desist orders (CDO) and Clean-up and Abatement orders (CAO) issued by the same agency; and a list of Hazardous Wastes and Substances sites compiled by the Department of Toxic Substances Control (DTSC). The Asilomar Conference Center was listed as a LUST site for a gasoline leak detected in soil from an underground storage tank (SWRCB, 2007). The leak was discovered in 1990 but on October 3, 2006 the case was closed by the Regional Water Quality Control Board indicating that there was no potential human health risk remaining at the site. The project site is not listed among the databases for the DTSC (DTSC, 2006). Therefore, the potential project would create no significant hazard to the public or to the environment.

- e,f) *Would the project, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area; and for a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?***

The proposed project is not located within two miles of a public airport, public use airport, or private airstrip, and therefore would not pose a safety hazard to people residing or working at the project site.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

The covered activities under the proposed Plan consist of modifications to an existing facility and would not interfere with an adopted emergency response plan or emergency evacuation plan.

- h) *Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

The proposed project site is located in a developed urban area that is not adjacent to any wildlands and would not be at risk of wildland fires. All improvements would be in compliance with any relevant local fire codes. Therefore, there is no potential impact associated with wildland fires.

## References – Hazards and Hazardous Materials

Department of Toxic Substances Control (DTSC), *Cortese List*, [http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&city=Pacific%20Grove&zip=&county=&federal\\_superfund=True&state\\_response=True&voluntary\\_cleanup=True&school\\_cleanup=True&display\\_result=Report&pub=True](http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&city=Pacific%20Grove&zip=&county=&federal_superfund=True&state_response=True&voluntary_cleanup=True&school_cleanup=True&display_result=Report&pub=True), accessed January 24, 2007.

State Water Resources Control Board (SWRCB), Geotracker Database for LUST and SLIC sites, [http://www.geotracker.swrcb.ca.gov/search/all\\_sites.asp?business\\_name=&main\\_street\\_number=&main\\_street\\_name=&city=Pacific+Grove&county=&global\\_id=](http://www.geotracker.swrcb.ca.gov/search/all_sites.asp?business_name=&main_street_number=&main_street_name=&city=Pacific+Grove&county=&global_id=), accessed January 24, 2007.

## Hydrology and Water Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>8. HYDROLOGY AND WATER QUALITY— Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river or, by other means, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

### Setting – Hydrology

#### Surface Water

Surface water bodies within Asilomar State Beach and Conference Grounds are limited due to underlying highly permeable sandy soils which allow for rapid percolation of stormwater. The sole local freshwater body is Majella Slough, located south of Sunset Drive. Rain runoff from the park and other surrounding areas are channeled into Majella Slough and eventually drain into the

Pacific Ocean southwest of Asilomar. Within the state park lands, Majella Slough encompasses approximately one acre and includes valuable riparian habitat. In addition to the Majella Slough, Asilomar contains small bodies of standing water throughout the year in the “wetland” area called the “bog,” just north of the main entrance pillars. Additionally, there are seasonal ponds in some of the dune swales during wet years.

Asilomar State Beach and Conference Grounds’ most significant water resource is the adjoining Pacific Ocean. The intertidal and subtidal zones off the Asilomar coastline are designated as the Pacific Grove Marine Gardens Fish Refuge. Additionally, as discussed below, both the refuge and surrounding ocean waters are part of the larger Monterey Bay National Marine Sanctuary.

### **Groundwater**

The groundwater underlying Asilomar is likely to be relatively shallow and brackish due to saltwater intrusion from the Pacific Ocean, although granodiorite bedrock which underlies Asilomar State Beach and Conference Grounds at varying depths restricts the downward migration of groundwater. There are no ground water resources that have been identified within the planning area (California Department of Water Resources, 2003).

### **Flooding**

Potential flooding within Asilomar State Beach and Conference Grounds is minimized by underlying sandy soils which have a high permeability rate. Asilomar State Beach and Conference Grounds is not located within a 100-year or 500-year flood zone, as designated by the Federal Emergency Management Agency (FEMA) (ESRI-FEMA, 2003).

### **Tsunami**

Tsunamis (seismic sea waves) are long period waves that are typically caused by underwater disturbances (landslides), submarine slumps, such as those found in Monterey Canyon, volcanic eruptions, or seismic events. Areas that are highly susceptible to tsunami inundation tend to be located in low-lying coastal areas such as tidal flats, marshlands, and former bay margins that have been artificially filled but are still at or near sea level.

A 1979 study conducted for Monterey Bay Aquarium (Thornton, 1979) estimated that the height of the tsunami run-up that has a 1-percent chance of occurring at the site each year (the 100-year tsunami) would be 9 feet above National Geodetic Vertical Datum (NGVD). A follow-up study in 1989 concluded that the 1964 Alaska earthquake probably is the maximum to be expected at the site of the Monterey Bay aquarium. The Alaskan earthquake had a magnitude of 8.5 (Richter scale) and generated a tsunami with a maximum wave height of 11 feet in Monterey Harbor and wave height of 6 feet in Pacific Grove (Thornton, 1979).

It also caused whirlpools at the seaward end of the breakwater in Monterey Harbor and caused a bank to break loose. It has been recognized that potentially active submarine faults off-shore, and the Cascadia Subduction Zone off the Northwest coast, are potential sources of tsunamis that could affect Asilomar State Beach and Conference Grounds.

The elevation at Asilomar State Beach and Conference Grounds ranges from sea level to 90 feet above sea level. Given that a 100-year tsunami event could create a wave up to 6 feet in height, the potential for flood damage at Asilomar State Beach and Conference Grounds would be minimal. Areas of the beach may be temporarily inundated.

## ***Setting – Water Quality***

### **Wastewater System**

Historically, the wastewater system at the Asilomar State Beach and Conference Grounds has on occasion been detrimental to ground water quality. Wastewater from the west side of Asilomar State Beach and Conference Grounds runs through eight inch lines diagonally north through the dunes and the line continues on Sunset Drive. The existing Pacific Grove sanitary system is old and includes a large amount of terra cotta pipe. Maintenance issues with the pipe system are common; and the lines historically clog five to seven times a year, causing water to back up in the dunes. A grease trap device was installed in 1998 which has helped reduce grease buildup in the wasteline. However, wastewater piping is in poor condition and consequential blockage and seepage continues to occur.

### **Surface Water**

Water pollution can be a critical problem associated with urban runoff. As a receiving water body for storm and surface water runoff from surrounding areas, Majella Slough is sensitive to water pollution from the neighboring storm and surface drainage which ultimately finds its way to the Pacific Ocean. The potential for eutrophication from neighboring golf course irrigation and landscape runoff is of concern, although the slough has not experienced problems in the past, unlike nearby Crespi Pond.

### **Marine Waters**

There have been few water quality problems in Monterey Bay and the nearby Pacific Ocean associated with municipal sewage disposal since the consolidation of sewage treatment facilities for the Monterey Peninsula in 1971 and the provision of a new outfall about two miles offshore in the center of Monterey Bay. Additionally, efforts have been undertaken to increase monitoring and regulation of discharges from fishing boats, sailboats, and other marine watercraft. Water quality in Monterey Bay and near-shore portion of the Pacific Ocean is sensitive to stormwater runoff pollutants, generally the most pertinent factor for the Asilomar State Beach and Conference Grounds. As previously discussed, the Asilomar State Marine Reserve and the larger Monterey Bay National Marine Sanctuary receive stormwater runoff from the park after its short journey through Majella Slough.

## **Impacts and Mitigation – Hydrology and Water Quality**

### ***a) Would the project violate any water quality standards or waste discharge requirements?***

The improvements proposed as part of the project do not include any elements that would violate any water quality standards or waste discharge requirements. The project would not increase

impervious surfaces, and therefore, stormwater runoff would not increase. There are no elements of the project that include the discharge of any water beyond what is already occurring as part of the existing operations. Therefore, there is no impact associated with water quality standards or waste discharge requirements.

- b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?***

The proposed project includes improvements to an existing facility that would not require any increased water supply. The proposed project would remove approximately 137,653 square feet of impervious asphalt surfaces and replace it with about 137,796 square feet of semi-pervious paver blocks, allowing for a greater level of groundwater recharge. With the reconstructed pathways, there would be an increase in semi-pervious surfaces of about 857 square feet, or about 0.02 acres, resulting in a minor change to groundwater recharge in these areas. Therefore, the potential impact to groundwater supplies would be less than significant.

- c) Would the project substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site?***

As mentioned above, the proposed project would result in a slight increase in pervious surfaces so it would theoretically reduce the amount of runoff but would not otherwise alter the existing drainage patterns. Construction activities would include some minor earthwork and grading that could expose some soils to erosion and subsequent siltation of stormwater runoff. With the implementation of Mitigation Measure Hyd-1, the potential impact would be less than significant.

The goal of the following mitigation measure is to reduce soil erosion. The current concessionaire, in consultation with California State Parks staff, would be responsible for implementing this measure prior to or immediately after construction.

**Mitigation Measure Hyd-1:** The current concessionaire in consultation with State Parks staff shall put into contract specifications that the contractor implement the following measures to reduce exposed soils from erosion.

- Installation of silt fences, certified weed-free straw bales, and/or waddles to protect downstream storm drain inlets. In addition, other erosion control techniques and types of protection are permissible with California State Parks approval; and
- The post-construction inspection of all drainage facilities and clearing of drainage structures of debris and sediment.

- d,e) Would the project substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river or, by other means, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; and create or contribute runoff water which would exceed the capacity of***

***existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?***

The proposed project would not alter the existing drainage pattern of the site and would result in a slight decrease in surface runoff. The potential for increased flooding on or offsite or exceeding stormwater capacities as a result of the project is considered very low. Therefore, the potential impact is considered less than significant.

***f) Would the project otherwise substantially degrade water quality?***

The proposed project would not otherwise degrade water quality since it would not introduce any new point sources or non-point sources of water pollution. Therefore, the potential impact is considered less than significant.

***g,h) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map; and place within a 100-year flood hazard area structures that would impede or redirect flood flows?***

The project site is not located within a 100-year flood hazard zone as mapped by the Federal Emergency Management Agency and does not include the construction of any new habitable structures. Therefore, there is no impact.

***i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?***

As mentioned above the project site is not located within a 100-year flood hazard zone. According to the General Plan for Monterey County, the areas in the county that are most susceptible to flooding as a result of dam failure are located within the Salinas and Carmel River Valleys (Monterey County, 2007).

***j) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?***

The elevation at Asilomar State Beach and Conference Grounds ranges from sea level to 90 feet above sea level. A 100-year tsunami event could create a wave up to 6 feet in height. The potential for flood damage at Asilomar State Beach and Conference Grounds would therefore be limited to areas near the beach and not affect a majority of the project site. The project site is not located near an enclosed body of water where seiches might be encountered nor is it susceptible to mudflows. Therefore, the potential impact is considered less than significant.

## **References – Hydrology and Water Quality**

California Department of Water Resources, *California's Groundwater, Bulletin 118, Update 2003*.

Federal Emergency Management Authority (FEMA), *ESRI and FEMA US Flood Hazard Areas*, <http://www.esri.com/hazards>, accessed January 2007.

Monterey County, *General Plan*, adopted January 3, 2007.

Thornton, Edward B., Ph.D., *Wave Design Criteria and Related Environmental Impacts for the Proposed Monterey Bay Aquarium*, August 1979.

## Land Use and Land Use Planning

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>9. LAND USE AND LAND USE PLANNING— Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

### Setting

Section 8.2.1 of this document provides a description of land uses at and near the Asilomar Conference Grounds.

## Impacts and Mitigation Measures – Land Use and Land Use Planning

### a) *Would the project physically divide an established community?*

All proposed project activities are located within the existing Asilomar Conference Grounds. Therefore, the project would not physically divide an established community.

### b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Open Space Institutional (OSI) is applied to the Asilomar Conference Grounds on the City of Pacific Grove's General Plan Land Use Map. OSI provides for coastal-related facilities and activities within the coastal zone (City of Pacific Grove, 1992). The activities under the proposed Asilomar ADA Compliance Plan serve to ensure the park visitors can have full and comprehensive use and enjoyment of the park's public facilities and programs in compliance with current applicable accessibility codes. These actions conform to the allowed uses under its General Plan designation. Therefore, the proposed Asilomar ADA Compliance Plan would not conflict with City

of Pacific Grove General Plan and Local Coastal Program Land Use Plan, Asilomar State Beach and Conference Grounds General Plan, related land use policies or zoning ordinance.

**c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?***

The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

## References – Land Use

City of Pacific Grove, *Local Coastal Program Land Use Plan*, June 1989.

City of Pacific Grove, *Pacific Grove General Plan, Land Use Element*, 1994.

Environmental Sciences Associates (ESA), *Asilomar State Beach and Conference Grounds General Plan*, prepared for California State Parks. January 2004.

## Mineral Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>10. MINERAL RESOURCES—Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

There are no known mineral resources at Asilomar, which is comprised by a granite base overlain by marine sediments and sand deposits.

## Impacts and Mitigation Measures – Land Use and Land Use Planning

**a,b) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

The Asilomar ADA Compliance Plan solely proposes accessibility upgrades for buildings and paths of travel, which would not have any effect on mining or mineral resources.

## Noise

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>11. NOISE—Would the project:</b>				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

### Setting

#### Noise Exposure and Community Noise

An individual's noise exposure is a measure of the noise experienced by the individual over a period of time. A noise level is a measure of noise at a given instant in time. However, noise levels rarely persist consistently over a long period of time. In fact, community noise varies continuously with time with respect to the contributing sound sources of the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure, with the individual contributors unidentifiable. Background noise levels change throughout a typical day, but do so gradually, corresponding with the addition and subtraction of distant noise sources and atmospheric conditions. The addition of short duration single event noise sources (e.g., aircraft flyovers, motor vehicles, sirens) makes community noise constantly variable throughout a day.

These successive additions of sound to the community noise environment vary the community noise level from instant to instant requiring the measurement of noise exposure over a period of time to legitimately characterize a community noise environment and evaluate cumulative noise impacts. This time-varying characteristic of environmental noise is described using statistical noise descriptors. The most frequently used noise descriptors are summarized below:

- L<sub>eq</sub>:** The equivalent sound level is used to describe noise over a specified period of time, typically one hour, in terms of a single numerical value. The L<sub>eq</sub> is the constant sound level which would contain the same acoustic energy as the varying sound level, during the same time period (i.e., the average noise exposure level for the given time period).
- L<sub>dn</sub>:** The energy average of the A-weighted sound levels occurring during a 24-hour period, and which accounts for the greater sensitivity of most people to nighttime noise by weighting noise levels at night (“penalizing” nighttime noises). Noise between 10:00 p.m. and 7:00 a.m. is weighted (penalized) by adding 10 dBA to take into account the greater annoyance of nighttime noises.

### **Effects of Noise on People**

The effects of noise on people can be placed into three categories:

- subjective effects of annoyance, nuisance, dissatisfaction;
- interference with activities such as speech, sleep, learning; and
- physiological effects such as hearing loss or sudden startling.

Environmental noise typically produces effects in the first two categories. Workers at industrial plants often experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise, or the corresponding reactions of annoyance and dissatisfaction. A wide variation exists in the individual thresholds of annoyance, and different tolerances to noise tend to develop based on an individual's past experiences with noise. Noise levels are generally considered low when ambient levels are below 45 dBA, moderate in the 45 to 60 dBA range, and high above 60 dBA. In wilderness areas, the L<sub>dn</sub> noise levels can be below 35 dBA. In small towns or wooded and lightly used residential areas, the L<sub>dn</sub> is more likely to be around 50 or 60 dBA. Levels around 75 dBA are more common in busy urban areas, and levels up to 85 dBA occur near major freeways and airports.

### **Noise Attenuation**

Point sources of noise, including stationary mobile sources such as idling vehicles or onsite construction equipment, attenuate (lessen) at a rate of 6.0 dBA to 7.5 dBA per doubling of distance from the source, depending upon environmental conditions (e.g., atmospheric conditions, noise barriers, type of ground surface, etc.). Widely distributed noises such as a large industrial facility spread over many acres or a street with moving vehicles (a “line” source) would typically attenuate at a lower rate of approximately 3.0 to 4.5 dBA per doubling distance from the source (also dependent upon environmental conditions) (Caltrans, 1998).

### **Existing Ambient Noise Environment**

Existing noise within the Asilomar Conference Grounds results from motor vehicles, delivery trucks, mechanical devices associated with building operations, generators, operation of landscaping equipment, aircraft flying overhead, and human activities such as talking and yelling. Ambient noise levels in the vicinity of the Asilomar State Beach and Conference Grounds are primarily influenced by vehicle travel within the Asilomar Conference Grounds and nearby local roadways (e.g. Asilomar Avenue and Sunset Drive). Trucks delivering supplies to the kitchen

loading dock and corporation yard also add noise to the environment. Noise also results from the operation of mechanical devices associated with building heating and ventilation. Noise from the nearest public airport is approximately 10 miles away from the project area.

Natural sounds within Asilomar State Beach and Conference Grounds (such as ocean surf, wind, rustling trees, birds, and animals) are not considered to be noise.

Noise levels within the city of Pacific Grove are generally typical for a quiet suburban community with estimated  $L_{dn}$  values ranging from 39-61 dB (City of Pacific Grove, 1994). Maximum noise levels near the Asilomar State Beach and Conference Grounds are generally caused by motor vehicle traffic on Asilomar Avenue and the lumber yard on Crocker Avenue.

### **Sensitive Receptors**

Some land uses are considered more sensitive to ambient noise levels than others due to the amount of noise exposure (in terms of both duration and insulation from noise) and the types of activities typically involved. Residential areas, hotels (including the Asilomar Conference Grounds), schools, hospitals, and parks generally are considered more sensitive to noise than commercial and industrial land uses.

The predominant sensitive receptors are park visitors. Asilomar State Beach and Conference Grounds is considered a noise sensitive area by the Monterey County General Plan (2007). It is considered a sensitive receptor because it serves as a retreat with overnight lodging and recreation facilities. Excessive noise (either in duration or intensity) will detract from a park visitor's experience.

Sensitive land uses abut the park to the north, east, and south. These include the residential neighborhoods north of the park along Pico Avenue and east of the park across State Highway 68. The golf course south of the park (Pebble Beach) is also a noise sensitive receptor. Although the distances will vary, the nearest residences are generally 250 to 1,000 feet from the locations within the Asilomar Conference Grounds where most of the future project construction activities will occur. In addition to sensitive land uses surrounding the park, residences and other sensitive land uses are located along the roadways providing access to and from the Asilomar State Beach and Conference Grounds (i.e., Asilomar Avenue).

### **Regulatory Context**

Federal, State, and local agencies regulate different aspects of environmental noise. Federal and State agencies generally set noise standards for mobile sources such as aircraft and motor vehicles, while regulation of stationary sources is left to local agencies. Local regulation of noise involves implementation of general plan policies and noise ordinance standards. Local general plans identify general principles intended to guide and influence development plans; local noise ordinances establish standards and procedures for addressing specific noise sources and activities.

Construction noise sources such as those that would result from the construction of the proposed ADA compliance improvements would be regulated on the state level through enforcement of

noise ordinances, implementation of general plan policies, and imposition of conditions of approval for construction permits.

## Impacts and Mitigation Measures – Noise

*a,d) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; and result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Proposed project activities, such as minor grading for improved paths, may require the use of heavy equipment, such as a bobcat, and haul trucks. Offsite noise sources would result from commuting workers (anticipated to be less than 10 per day during construction) and from heavy truck trips (anticipated to be one or two per day during construction).

Noise levels generated by the proposed project construction activities would vary depending on the particular type and duration of use of various pieces of construction equipment. Typical noise levels of outdoors construction equipment that may be used to construct some components of the proposed project are listed in Table 10.

**TABLE 10  
TYPICAL NOISE LEVELS FROM CONSTRUCTION EQUIPMENT**

Construction Equipment	Noise Level (dBA, $L_{eq}$ at 50 feet)
Truck	88
Backhoe/bobcat	80
Generator (compressor)	81

SOURCE: FTA, 2006.

As shown in **Table 10**, intermittent and continuous use of construction equipment could generate noise levels in excess of 80 dBA at 50 feet. This equates to a noise level of approximately 74 dBA at 100 feet or as high as 68 dBA at 200 feet. The duration of noise impacts would be relatively brief, estimated to be no more than approximately a week or two at any one location. Given the short duration of impacts at any one location, and the limited number of local residences in close proximity to areas of the Asilomar Conference Grounds where the majority of the proposed path of travel improvements would occur, construction noise would not be considered significant at affected residences – especially if construction would be limited to daytime hours in accordance with the mitigation recommended below. Construction activities could also disturb park visitors. However, the concessionaire would schedule and coordinate the proposed construction and Asilomar conference visitor bookings to minimize the disturbance of construction activities to park visitors.

Implementation of recommended mitigation would ensure that the impact of construction noise would be less than significant.

**Mitigation Measure Ns-1:** Construction activity shall be limited to the least noise-sensitive daytime hours between 7:00 a.m. and 7:00 p.m., with some exceptions (as approved by the California State Parks) as required for safety considerations.

**Mitigation Measure Ns-2:** A notice shall be posted at various locations in the park announcing the planned construction activities and the schedule of such activities. In addition, park management shall schedule all conference bookings with proposed project construction activities to minimize interference with scheduled bookings or events, while taking conference occupancy into account.

**b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?***

Operation of the proposed project would not result in perceivable vibration. However, heavy equipment associated with proposed project construction activities could generate perceptible vibration in the immediate vicinity of the construction site. The activity most likely to cause groundborne vibration would be the pass-by of heavy trucks on uneven surfaces. The proposed project would not include the use of blasting techniques or major pile driving, which tend to cause excessive vibration. Use of jack hammers or other mechanical equipment for “tampering” the pathways rock foundations would result in relatively limited groundbourne vibration.

The level of groundborne vibration that could reach sensitive receptors would depend on the distance to the receptor, what equipment is used, and the soil conditions surrounding the construction site. The impact from construction related vibration would be short-term and confined to only the immediate area (within about 10 to 25 feet of the source). Because the project components are more than 25 feet from the nearest sensitive receptor, no residences would be exposed to excessive vibration, and the impact would be less than significant.

**c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

There would essentially be no change in ambient conditions as a result of the project implementation. In addition, project activities would consist of short-term construction projects dispersed throughout the Asilomar Conference Grounds. Therefore, there would be no long-term noise impacts on ambient noise levels. Impacts would be less than significant.

**e) *Would the project for a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?***

The nearest public airport is approximately 10 miles away from the project area. Therefore the proposed Plan would not expose people residing or working in the project area to excessive noise levels. No impacts would occur.

**f) Would the project for a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

There are no private airstrips in the vicinity of the project area. Therefore the proposed Plan would not expose people residing or working in the project area to excessive noise levels. No impacts would occur.

## References – Noise

California Department of Transportation (Caltrans). *Technical Noise Supplement*, 1998.

Federal Transit Administration (FTA). *Transit Noise and Vibration Impact Assessment*, May 2006.

City of Pacific Grove. *City of Pacific Grove General Plan, Health and Safety Element*. 1994.

## Population and Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>12. POPULATION AND HOUSING— Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

### Setting

Asilomar State Beach and Conference Grounds has no permanent, on-site population or full-time housing accommodations. However, the conference grounds include 313 visitor rooms with 692 beds that can accommodate up to 1,095 visitors each night. The Asilomar Conference Grounds also offer 31,000 square feet of flexible function space in 38 private meeting rooms located in five main buildings. The 38 rooms include 18 standard meeting rooms and 20 breakout rooms. The largest of these is the 650-seat Merrill Hall and the smallest are the 10-seat living rooms located in most lodging buildings. Between the visitors and full and part-time staff, the on-site daytime population at Asilomar can exceed 1,150 people.

## Impacts and Mitigation Measures – Population and Housing

*a–c) Would the project Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere; and displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The Asilomar ADA Compliance Plan solely proposes accessibility improvements for the existing Conference Grounds. No increase to the Asilomar Conference Ground's capacity or services is proposed. As a result, the project would neither induce substantial population growth, nor displace any existing housing or people, and so would not have any impact on local population and housing.

## References – Population and Housing

Environmental Sciences Associates (ESA), *Asilomar State Beach and Conference Grounds General Plan*, prepared for California State Parks. January 2004.

## Public Services

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>13. PUBLIC SERVICES— Would the project:</b>				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

### Setting

#### Fire Protection

Fire protection at Asilomar State Beach and Conference Grounds is provided by the Pacific Grove Fire Department, which serves the whole city and currently is staffed by 15 full-time paid

professional fire fighters and 35 volunteers. Pacific Grove has a mutual aid agreement with all fire agencies in Monterey County, handled by the County Communications Center in Monterey. The Fire Department also has a volunteer ocean rescue unit that provides service on a countywide basis. Ambulance service at Asilomar State Beach and Conference Grounds is provided jointly by the City of Pacific Grove's Fire Department Paramedic Service and American Ambulance. DPR coordinates with the CDFG's Oil Spill Prevention and Response unit and the United States Coast Guard for oil spill response in the event of a spill accident within a Monterey District Coast Unit. The Prevention and Response unit is the lead agency and would contract with a private company for clean-up.

Monterey District DPR is a signatory member of the Monterey County Coastal Incident Response Plan in cooperation with federal, state, and county Public Safety agencies and volunteer organizations. This is a cooperative approach designed to assure the most effective response of every available resource to coastal incidents (cliffside, surf, and open ocean) along the Monterey County coastline.

### **Police Protection**

DPR Rangers have the primary responsibility for providing law enforcement and public protection within the boundaries of Asilomar State Beach and Conference Grounds. All crime reports, visitor accident reports, traffic collision reports, and vessel accident reports related to incidents within the boundaries of Asilomar are the responsibility of the DPR Rangers. Rangers provide vehicle and foot patrols of the park for public safety, public education and information, and enforcement.

Visitor security at the Asilomar Conference Grounds is also the responsibility of the concessionaire and the concessionaire's security program is reviewed annually by the Park Superintendent. If necessary, Pacific Grove Police officers are dispatched through the Monterey County Communications Center in Monterey for additional assistance. The Pacific Grove Police Department has 42 full-time employees including 29 sworn officers.

### **Schools, Parks, and Other Public Facilities**

No schools are located within the Asilomar State Beach and Conference Grounds, although education and training courses often occur within the conference facilities. In the project vicinity, the Pacific Grove Unified School District manages two elementary schools (Forest Grove and Robert Down Elementary Schools at 1065 Congress Avenue and 485 Pine Avenue, respectively) one middle school (Pacific Grove Middle School at 835 Forest Avenue) and one high school (Pacific Grove High School at 615 Sunset Avenue). Other schools in the area include the Pacific Grove Adult School at 485 Pine Avenue, Pacific Grove Community High School at 1004 David Avenue, and Pacific Grove Adult Education at 1025 Lighthouse Avenue.

There are 28 formally-designated park, open space, and recreation facilities in Pacific Grove, including the Asilomar State Beach and Conference Grounds, which are accessible to the general public for recreational use. Several other areas constitute open space resources, but are not

available for traditional park and recreation use. The closest parks to Asilomar State Beach and Conference Grounds are Hayward Park, George Washington Park, and Rip Van Winkle Open Space Park.

## Impacts and Mitigation Measures – Public Services

***a.i.ii) Would the project result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: fire and police protection?***

Implementation of the proposed Asilomar ADA Compliance Plan will include a variety of construction activities associated with planned accessibility improvements for the existing Conference Grounds. Short-term construction activities could result in a temporary, minor increase in the need for emergency response in the event of an accident or fire, but any increases to these services would be within the context of normal public service demands within the City of Pacific Grove. Furthermore, since any increase in public service demands would be temporary and short-term in nature, any impact is considered to be less-than-significant.

***a.iii.v) Would the project result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: police protection and other public facilities?***

The scope of the proposed project is limited to building and facility changes to improve visitor accessibility at the Asilomar Conferences Grounds. No increase in the Asilomar Conference Ground's visitor capacity or services is proposed. Therefore the proposed project would not impact school enrollment numbers, or require provision of additional facilities to maintain acceptable student-teacher ratios. Similarly, no impact to other any other public facilities are expected from the proposed Asilomar ADA Compliance Plan.

***a.iv) Would the project result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: parks/***

The scope of the proposed project is limited to building and facility changes for visitor accessibility improvements to the Asilomar Conferences Grounds. No increase in the Asilomar Conference Ground's visitor capacity or its visitor services is proposed. Therefore the proposed project would not result in additional demand for new parks or put undue burdens on existing park facilities. As a result, there would not be a significant impact related to other local park facilities.

## References – Public Services

Environmental Sciences Associates (ESA), *Asilomar State Beach and Conference Grounds General Plan*, prepared for California State Parks. January 2004.

## Recreation

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>14. RECREATION—Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

### Setting

Asilomar State Beach and Conference Grounds can accommodate up to 1,100 daily visitors, and offers a wide variety of recreational, educational, and outdoor activities. The beach, forest, dunes and architecture create an environment that provides visitors with a “rustic aesthetic” ambiance.

Recreational activities at Asilomar are generally related to the natural features of the park, including bird watching, nature study, hiking, jogging, beach strolls, picnicking, bicycling, and photography. Self-guided and ranger-led walking tours are available at the park, including tours of Julia Morgan’s historic architecture, its living dune systems and other natural resources along Asilomar’s Coastal Trail. Park visitors can also participate nearby in ocean-related recreational activities, including swimming, kayaking, surfing and fishing.

The recreation facilities at Asilomar State Beach and Conference Grounds include both those located out of door and indoors. Active recreation facilities at Asilomar include the following:

- heated outdoor swimming pool
- boardwalk
- volleyball court
- ping pong
- billiards
- bicycle rentals
- campfires on grounds

Passive recreation facilities at Asilomar include:

- picnic tables
- barbeque areas
- table games

## Impacts and Mitigation Measures – Recreation

- a) ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?***

The Asilomar ADA Compliance Plan pertains solely to the Asilomar Conference Grounds and does not extend to the park's other more public recreation-oriented components of the Asilomar State Beach areas and the boardwalks through the dunes to the Conference Grounds. Since most of the Asilomar Conference Grounds visitors come specifically for conference gatherings at Asilomar, it is unlikely that, as a result of the ADA project, that these park visitors would increase their use of the beach or other existing local parks such that physical deterioration of the park facilities would occur or be increased. Therefore, no recreational use impact would occur.

- b) ***Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?***

While the project would modify the existing recreation facilities at Asilomar, the proposed Asilomar ADA Compliance Plan does not propose to expand the existing facilities to add visitor capacity or new services. The Asilomar ADA Compliance Plan solely addresses accessibility of the existing facilities at Asilomar and none of the proposed alterations to the pathways would substantially reduce the visitor recreational use or experience of the Asilomar Conference Grounds. Any potential physical effects that might be associated with proposed changes to the park's existing pathways are assessed in the corresponding resource specific assessment. Therefore, no recreational use impact would occur.

## References – Recreation

Environmental Sciences Associates (ESA), *Asilomar State Beach and Conference Grounds General Plan*, prepared for California State Parks. January 2004.

## Transportation and Traffic

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>15. TRANSPORTATION AND TRAFFIC— Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

### Setting

Project activities would occur solely within the Asilomar campus. Regional and local access to Asilomar is provided by several State and local roadways including Scenic Coast State Highway 1, State Highways 68, 17-Mile Drive, Sunset Drive, and Asilomar Avenue which could be used to transport construction materials, equipment, and workers to the Asilomar Conference Grounds. The paragraphs below provide descriptions of the regional and local roadway network

### Roadway Network

Sunset Drive provides regional access to Asilomar State Beach and Conference Grounds. This facility connects Ocean View Boulevard to the north with W.R. Holman Highway/State Route 68 (SR 68) to the east. Sunset Drive is designated as SR 68 between Asilomar Avenue and W.R. Holman Highway in the vicinity of the park. Sunset Drive is a two-lane facility with on-street parking and a posted speed limit of 25 mph. West of its intersection with Asilomar Avenue, bike lanes are striped on both sides of the street. Further east, SR 68 has two- to four-lane cross sections.

Asilomar Avenue is a two-lane local collector road that extends northward from Sunset Drive to Ocean View Boulevard. The south end of Asilomar Avenue, from Sunset Drive to Sinex Avenue,

is designated as SR 68. This section of Asilomar Avenue divides the Asilomar Conference Grounds into two distinct areas and provides direct access to both areas of the park. There is a crosswalk at the intersection of Asilomar Avenue and Sinex Avenue. Due to this road segment's state route designation, there are no other designated points for pedestrian crosswalks provided. However, the auto access near the Corporation Yard is a major pedestrian crossing for the training center.

Seventeen Mile Drive is located about 1500 feet east of the Asilomar Conference Grounds and runs parallel to Asilomar Avenue in the vicinity of the park. South of Sunset Drive, Seventeen Mile Drive, which is a toll road, provides a scenic route along the coast.

### Regulatory Context

The development and regulation of the transportation network in the project area primarily involves State and local jurisdictions. All roads within the project area are under the jurisdiction of State agencies or the City of Pacific Grove. State jurisdiction includes permitting and regulation of the use of State roads, while local jurisdiction includes implementation of State permitting, policies, and regulations, as well as management and regulation of local roads. It is not anticipated that any project-related construction work would occur directly within a public roadway, which would require encroachment permits prior to commencing work in the public right-of-way from all jurisdictions that manage or maintain the applicable roadway(s). Applicable State and local laws and regulations related to traffic and transportation issues are discussed below.

**California Department of Transportation.** The California Department of Transportation (CalTrans) manages interregional transportation, including management of construction activities within the California highway system. Caltrans is responsible for permitting and regulating the use of State roadways. Caltrans requires that permits be obtained from its District 5 Office for transportation of oversized loads and certain materials, and for construction-related traffic disturbances in the Program Area. Caltrans permit requirements would apply to the transportation of oversized loads associated with the construction and operation of the Program activities.

**Monterey County.** The Transportation Agency for Monterey County coordinate land use and transportation planning activities across the county to effectively plan for the county's future transportation needs. The goal of this coordination is to connect regional transportation infrastructure development with ongoing land use decision-making, thereby reducing the long-term need for costly regional infrastructure improvements. County policies and regulations regarding the design of roadways are contained in the circulation element of the Monterey County General Plan; however, because the plan focuses on the design and implementation of transportation system improvements, most of the policies in this element do not directly relate to the Asilomar ADA Compliance Plan's construction activities. In addition, intersection and roadway level-of-service (LOS)<sup>18</sup> standards established by the County and State are intended to

<sup>18</sup> LOS standards are represented by letter designation, ranging from LOS A representing the best traffic conditions, to LOS F representing the worst traffic conditions.

regulate long-term traffic increases from operation of new development and do not apply to temporary construction projects.

Similar to Caltrans, the Monterey County Public Works Road Department would require the applicant to obtain a Transportation Permit from the County if the Asilomar ADA Compliance Plan activity required hauling of oversized or heavy loads on County roads. The permit would stipulate which roads would be authorized for use as well as any other specific conditions or restrictions that would be required.

## **Impacts and Mitigation Measures – Transportation and Traffic**

- a) *Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?*

No increase in the Asilomar Conference Grounds capacity or services is proposed associated with the Asilomar ADA Compliance Plan. Therefore, no traffic or transportation impacts from the project's future operations will occur.

The construction activities for the proposed Asilomar ADA Compliance Plan would result in short-term minor increases in traffic volumes a combination of construction worker vehicles and vehicles carrying material and equipment to and from the site for the ADA project improvements. Traffic levels that would be generated on area roadways would vary depending on the particular type and duration of activity. The most intensive construction activities that would occur under the Plan would likely be associated with the path of travel improvements (e.g., pathway realignments, re-grading and paver installation) and the more major internal room modifications such as the proposed new ADA rest-room remodelling.

It is anticipated that each of the individual ADA Plan's improvements would require at least ten days of active construction work and would require less than 12 one-way commuting worker trips and an average of up to two heavy truck trips to the activity sites each workday.

Construction-generated traffic in the local area would be temporary, and therefore, would not result in any long-term, ongoing effects on traffic operating conditions. The impact of construction-related traffic could result in a temporary and intermittent lessening of the capacities of neighboring streets from the slower movements and larger turning radii of construction trucks compared to passenger vehicles. However, most construction truck traffic would be dispersed throughout the day. Thus, the temporary increases would not significantly disrupt traffic flow on any of the local roadways. The current concessionaire and California State Parks staff would need to satisfy both Caltrans and Monterey County permit requirements for any oversized loads, which would include conditions and other requirements designed to alleviate impacts on the local transportation system.

Given the limited and dispersed nature of ADA project-generated traffic and that the applicant would be required to obtain transportation permits for any oversized truck loads, traffic-related impacts associated with the proposed Program would be less than significant.

**b) *Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?***

Intersection and roadway level-of-service standards established by the County, and State are intended to regulate long-term traffic increases from operation of new development and do not apply to temporary construction projects. As such, the Asilomar ADA Compliance Plan construction activities (with their temporary and intermittent traffic generation, described in “a” above) would not exceed, either individually or cumulatively, level-of-service standards established by Monterey County or other agencies responsible for area roadways.

**c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in substantial safety risks?***

Implementation of the Asilomar ADA Compliance Plan would not change air traffic patterns and therefore no impacts would occur.

**d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

The Asilomar ADA Compliance Plan would not change the configuration (alignment) of area roadways, and would not introduce types of vehicles that are not already traveling on area roads. However, heavy trucks operating on public roads could increase the potential of conflicts with other vehicles. Potential conflicts could also occur between construction traffic and alternative modes of transportation (e.g., bicyclists and buses). However, because of the limited and dispersed nature of project-generated traffic and because California State Parks would obtain transportation permits for oversized truck loads, which would include route restrictions and safety requirements as applicable, traffic-related incompatible use impacts associated with the proposed Asilomar ADA Compliance Plan would be less than significant.

**e) *Would the project result in inadequate emergency access?***

Implementation of the Asilomar ADA Compliance Plan would not result in inadequate emergency access. The project’s construction activities would not require work to occur directly within a public road and would not result in any other actions that could block emergency access. No impacts would occur.

**f) *Would the project result in inadequate parking capacity?***

Asilomar State Beach and Conference Center currently has 409 traditional parking spaces, 18 accessible parking spaces, 17 reserve or permit parking spaces, and 23 loading zone spaces on-site. Immediately off-site, there are 114 traditional on street parking spaces located along Crocker, Sinex, and Asilomar Avenues. Therefore, there are a total of 581 parking spaces available to users of the Conference Center. As a result of the proposed ADA Plan, it is estimated

that there will be 392 traditional parking spaces on-site (loss of 17), 31 accessible parking spaces on-site (gain of 13), 13 reserve or permit parking spaces on-site (loss of 4), and 19 loading zone spaces on-site (loss of 4). No changes to the number of off-site parking spaces are proposed. The total of both on- and off-site traditional parking spaces is estimated to change from 581 to 569 (loss of 12). The gain in accessible spaces will occur as a result of restriping existing parking lots, rather than from the creation of new paved parking spaces in areas that are currently undeveloped.

The loss of approximately 12 parking spaces at Asilomar State Beach and Conference Grounds. The loss of 12 parking spaces would not have a noticeable effect on the day-to-day fluctuation of users at Asilomar who seek parking, and would not result in an inadequate parking capacity. While the reduction in on-site parking spaces may cause drivers who cannot find an on-site parking space to seek parking at one of the three off-site parking locations along Crocker, Sinex, and Asilomar Boulevards, possibly causing people to walk somewhat farther to the Conference Grounds than they would ordinarily, this would not result in a significant impact on the environment.

Construction vehicles associated with project construction for transporting materials and workers to and from the various construction sites would be parked on-site during the periods of construction. Given the dispersed nature and small size of the anticipated construction workforces, implementation of the proposed plan would not generate a substantial number of parked vehicles; therefore impacts would be less than significant.

**g) *Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.)?***

The Program would have no long-term impact on demand for alternative transportation or on alternative transportation facilities. No impacts would occur.

## **References – Transportation and Traffic**

Environmental Science Associates (ESA). *Asilomar State Beach and Conference Grounds General Plan/Environmental Impact Report*. prepared for California State Parks, 2004.

DNC and Shaw Architects. *Current (2008) and Future (Tentative) Parking at Asilomar*. February 5, 2005.

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## Utilities and Service Systems

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>16. UTILITIES AND SERVICE SYSTEMS—Would the project:</b>				
a) Conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

### Setting

Wastewater from Asilomar State Beach and Conference Grounds runs through eight inch lines diagonally north through the dunes and continue on to Sunset Drive and into the Pacific Grove sanitary sewer system. Pacific Grove's sewer system collects and sends sewage to the Wastewater Treatment Plant in Marina, operated by the Monterey Regional Water Pollution Control Agency (MRWPA), which discharges treated wastewater about 2.5 miles out into Monterey Bay. Monitoring and oversight of the MRWPA is provided by the Central Coast Regional Water Quality Control Board.

Potable water is provided to the Asilomar State Beach and Conference Grounds by the Monterey Peninsula Water Management District (MPWMD), which also serves Carmel-by-the-Sea, Del-Rey Oaks, Monterey, Seaside, Sand City, Monterey Peninsula Airport District and portions of Unincorporated Monterey County including Pebble Beach and Carmel Valley. The District manages the production of water from two sources; surface water from the Carmel River stored in San Clemente and Los Padres Reservoirs, and ground water pumped from municipal and private wells in Carmel Valley and the Seaside Coastal Area.

Storm water runoff from Asilomar and surrounding areas are channeled into Majella Slough located south of Sunset Drive, although about one acre of the Slough is located on state park lands. Runoff from Majella Slough eventually drains into the Pacific Ocean southwest of Asilomar.

## **Impacts and Mitigation Measures – Utilities and Service Systems**

**a) *Would the project conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

The proposed project would not generate any additional wastewater and therefore would not conflict with wastewater treatment requirements of the Central Coast Regional Water Quality Control Board.

**b) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

The proposed project would not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

**c) *Would the project require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?***

The proposed project would not require the construction of new storm water drainage facilities or expansion of existing facilities.

**d) *Would the project require new or expanded water supply resources or entitlements?***

The proposed project would not require new or expanded water supply resources or entitlements.

**e) *Would the project result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

Because the proposed ADA project would not increase the need for additional wastewater treatment, there is not a connection between project implementation and wastewater treatment provision.

**f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?***

Construction projects implemented via the Asilomar ADA Compliance Plan would not be expected to generate substantial volumes of solid waste, and much of the waste that is generated could be recycled. The Monterey Regional Waste Management District Marina Landfill, a permitted and operating landfill in Monterey County, is owned and operated by the Monterey Regional Waste Management District. This landfill has sufficient capacity through approximately 2107 at the projected rate of waste acceptance (CIWMB, 2007).

**g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

The Asilomar ADA Compliance Plan would comply with applicable local, state and federal statutes regarding solid waste.

## References – Utilities and Service Systems

California Integrated Waste Management Board (CIWMB), Solid Waste Information System (database of California landfills and other solid waste facilities), [www.ciwmb.ca.gov/SWIS](http://www.ciwmb.ca.gov/SWIS) Accessed 1/8/07.

Environmental Sciences Associates (ESA), *Asilomar State Beach and Conference Grounds General Plan*, prepared for California State Parks. January 2004.

## Mandatory Findings of Significance

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:</b>				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a) As discussed under Aesthetic, Cultural, and Biological Resources, above, the proposed Plan has the potential to result in impacts to these resources. However adoption of the proposed mitigation measures would decrease the resource impacts to a less than significant level.
- b) The proposed Asilomar ADA Compliance Plan would authorize a number of construction activities that would involve changes to historic buildings and the existing cultural

landscape. The MND analysis assessed the collective impacts of these types of activities and assumed that the entire proposed ADA Plan will be implemented following its approval. The resource impacts of the previous phases of ADA improvement projects have been recognized in the setting identifying the existing conditions at the Asilomar Conference Grounds and State Beach. No other projects at Asilomar are proposed in the foreseeable future. In any case, project level environmental review and compliance will be performed for any major General Plan related projects proposed for future implementation. The potential for future cumulative impacts resulting from implementation of the proposed Asilomar ADA Compliance Plan in combination with future Asilomar General Plan would be lessened by adoption where of mitigation measures identified in this MND and the General Plan EIR.

As the potentially significant impacts of the proposed project would be confined to within the Asilomar State Beach and Conference Grounds, and therefore would have no potential to combine with other, off-site impacts of similar type or geographic range, the potential for other non-State Parks projects to result in significant cumulative impacts in conjunction with implementation of the ADA Plan is considered low.

- c) The proposed Asilomar ADA Compliance Plan would not increase the risk of physical harm to human beings, either directly or indirectly. The proposed accessibility improvements would be expected to reduce the risk of physical harm to all visitors and particularly those with physical limitations.

## **APPENDIX A**

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# Cultural Resources Technical Report





CAREY & CO. INC.  
ARCHITECTURE

**Asilomar Conference Center  
Proposed ADA Project**

**Cultural Resources Technical Report**  
Revised, February 2008

## **OUTLINE OF REPORT**

- I. Introduction
- II. Methodology
- III. Summary of Findings
- IV. Historic Context and Setting
- V. Project Description
- VI. Regulatory Framework – California Environmental Quality Act
- VII. Project Components with Less than Significant Impacts on Historic Resources
- VIII. Project Components with Potential Impacts on Significant Historic Resources
- IX. References
- X. Appendices
  - A. Project Area Maps (taken from the Initial Study)
  - B. Photographs of the Project Area (including Historic Photographs)
  - C. Secretary of the Interior’s Standards for Rehabilitation
  - D. DPR survey forms

## **I. INTRODUCTION**

ESA has engaged Carey & Co. Inc. to prepare an analysis of a proposed ADA improvement project's potential impacts on cultural resources. The proposed project includes multiple changes to the buildings and grounds of the Asilomar Conference Center, a facility that was listed in the National Register of Historic Places (NRHP) and also a made a designated National Historic Landmark (1987). This report provides a description of the project area, a historical summary of the area, a consideration of potential impacts to cultural resources, and mitigation measures designed to reduce those impacts to a less than significant level.

## **II. METHODOLOGY**

Carey & Co. prepared this evaluation by conducting field surveys at the Asilomar site, including the Historic Core, and the North, East and South campus areas. The survey area was defined by the proposed scope of the ADA upgrade work, which encompass all areas within the property lines, excluding the beach and dunes. Site visits were carried out between August 2006 and August 2007. The field surveys observed existing conditions at the buildings that would be affected by the project, as well as landscape elements including pathways roads, site furnishings, and archeological and biological resources. Existing conditions were recorded by taking photographs. Carey & Co. conducted archival research, and reviewed existing documents pertaining to the site including, the National Register Nomination, recent Historic Structure Reports for five individual buildings, and materials generated as part of the proposed ADA improvement plan designed by Shaw Architects.

Carey & Co. also prepared a Historic Landscape Assessment dated March 9, 2007 which broadly defined the site as a potential historic landscape. Preliminary to, and in the absence of a complete Cultural Landscape Report, it identified the site's character-defining historic landscape elements.

For this technical report, Carey & Co. analyzed the proposed ADA upgrades for the Secretary of the Interior's Standards for the Treatment of Historic Properties / Historic Landscapes, specifically using the Rehabilitation Standards. The substance of this technical report, and the findings contained herein, are the results of surveys and analysis of the proposed ADA improvement plans.

## **III. SUMMARY OF FINDINGS**

The proposed building modifications, and most of the proposed site modifications, would have a less than significant impact on cultural resources. In general, these proposed changes are too minor to constitute substantial adverse changes in any of the character-defining features of the Asilomar Conference Center. Some of the proposed path additions and modifications, however, as currently designed, would have a potentially adverse impact on the historic character of the Conference Center grounds. This report concludes with the specifications of measures that, if incorporated into the proposed project, would reduce impacts to cultural resources to a less than significant level.

#### IV. HISTORIC CONTEXT AND SETTING

Asilomar is a landscape of broadly rolling dunes, low wind sculpted shrubs, and Monterey Pines. This windswept landscape and the serenity of this ocean edge site were the characteristics most important to its original establishment. Protected by a front line of Monterey pines, an interior pine and oak forest once thrived at the site. Although its pre-history is not the subject of this analysis, the site undoubtedly figured in Native American life, as evidenced by three recorded prehistoric sites located on the Conference Grounds.

Originally a 30-acre parcel, the Asilomar State Beach and Conference Grounds now encompass 107 acres. The 1913 Plan by architect Julia Morgan defined site features as well as buildings. The Historic Core of eleven buildings was designed to sensitively fit into the scenic ocean side location, as well as to provide a refuge from it. In addition to the structures, Morgan laid out the entrance gates, access roads and pathways. All of these elements contribute to the historic significance of the site and are part of the National Register District.

Over the years the campus expanded beyond the bounds of the original Julia Morgan Plan with additional property purchases and the construction of many additional structures and circulation routes.

The following history is from the Significance Statement from the National Register of Historic Places Nomination Form. This Document was prepared by Kent I. Seavey in May, 1984.

*Asilomar was designed for the National Board of the Young Women's Christian Association as the conference grounds for the YWCA in the Western United States. The buildings are sensitively integrated into a spectacular seaside setting in the Monterey Peninsula resort community of Pacific Grove. The historic complex of rustic Craftsman buildings was developed from 1913 to 1928. 13 structures remain from the historic period. These 11 buildings, the entrance gates, as well as the overall plan, were designed by one of the nation's master architects of the period, Julia Morgan, and form the historic core of the complex. These remaining structures possess a high level of integrity of location, design, setting, materials, workmanship, feeling and association as a historic district. The Asilomar complex is one of the nation's finest expressions of the architecture and planning of the American Arts and Crafts Movement and stands as a monumental achievement in the context of the career of this noted architect. In addition to possessing strong architectural significance, the complex also is significant for events related to the development and role of the Monterey Peninsula as a resort area and the role of the YWCA as a major social institution in the West. The strong architectural and historical significance of Asilomar are important to the nation as a whole and should qualify the historic complex for listing in the National Register at the national level of significance.*

*The Young Women's Christian Association, a pioneer in leadership training for young women at the turn of the 20th century, established its conference grounds for the Western United States at Asilomar in 1913. The name, "Asilomar", was coined from the Spanish asilo--refuge, and mar--sea (Gudde, 1969: 15) to mean a refuge by the sea. Mrs. Phoebe Apperson Hearst, a noted philanthropist and strong supporter of the YWCA movement, motivated the Pacific Improvement Company (predecessor of the present-day Del Monte*

properties) to deed 30 seaside acres in Pacific Grove to the YWCA in 1913. The Company stipulated, however, that at least \$30,000 in improvements be made within the first decade. By 1919, Mrs. Hearst had donated \$30,000 in cash and gifts; Mary A. Crocker, for whom Crocker Hall was named, had donated \$25,582. Other large donors included a number of California's most prominent families of the period, including the Huntington, Doheny, Baldwin, Merrill, Scripps, and Fleishhacker families.

Miss Julia Morgan, a noted San Francisco architect, was chosen to design the complex. Born in San Francisco in 1872, Miss Morgan was the first woman to graduate in Engineering from the University of California and, in 1901, was the first woman to receive a degree in architecture from the Ecole de Beaux Arts in Paris. Upon her return from the Beaux Arts, Morgan worked with John Galen Howard; her first independent commission appears to have been a bell tower designed for Mills College in Oakland in 1903 and constructed in 1904. In a time when woman architects were a rarity, it is significant that Morgan's early commission came from a women's college. It marked the beginning of a close working relationship with women's institutions throughout her career; she eventually designed 17 facilities for the YWCA throughout the West and in Hawaii, as well as several additional buildings at Mills College and numerous women's clubs throughout California. Her first association with Mrs. Hearst was through the Mills College commissions, and she designed a number of important structures for the family throughout her career, including her best-known structure, William Randolph Hearst's monumental eclectic "castle" at San Simeon. In the context of her career, two monuments stand out: San Simeon and Asilomar. Asilomar remains the finest of her works in the Arts and Craft style, or more specifically, its regional variant, the First Bay Tradition. She remained associated with the planning of Asilomar and its buildings from 1913 to 1928. Eleven of her buildings remain, forming the cohesive historic core of the Asilomar complex, which is the subject of this nomination.

A map for the Asilomar Conference Grounds, circa 1913, depicts the grounds as originally conceived by Julia Morgan. She revised her original plan as Asilomar Social Hall (the present Administration Building), constructed in 1913 of timber and local stone, established the rustic, picturesque architectural theme for the complex. Morgan expanded upon this theme, which drew heavily upon the philosophy of the First Bay Tradition, in the buildings, which followed over the next 15 years; she completed the complex in 1928 (Seavey, 1984).<sup>1</sup>

An article from the November 1918 issue of The Architect and Engineer describes Asilomar in its infancy:

*"The large group of camp buildings for the National Board of the YWCA at Asilomar on Monterey Bay is designed for the use of summer and winter conferences of various organizations and for girl's outings.*

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<sup>1</sup> The First Bay Tradition is the name for a regional style of the Bay Area, which had its beginning in the 1890s and lasted through the 1920s. The philosophy of the First Bay Tradition is as follows: (1) "Open use of natural materials honestly stated." All materials were used in a way that best informed their natural properties. No materials were disguised and no ornament was applied; (2) Each building uniquely suits the needs of the client; (3) Historical motifs are blended with modern building materials and methods; and (4) Each building blends with its environment/surroundings (Woodbridge, 1976).

*The site is heavily wooded with pines, which extend down to the beach itself. The main buildings of the group, the social hall, dining hall, and chapel, are placed about a natural, nearly circular and level campus in the edge of the woods and sheltered from the ocean by the sand dunes, with a single fine opening seaward. The other buildings, providing sleeping accommodations for about 500 people, are disposed informally among the trees further back from the shore. The principal buildings have walls and piers of a greyish stone gathered from the fields nearby.*

*The large halls are spanned by heavy wood trusses and practically all of the timber construction is exposed, itself forming the interior finish (Steilberg 1918:102J)."*

The Chapel was completed in 1915. The Crocker Dining Hall, completed in 1918, replaced an earlier tent-like structure. The Health Cottage (present-day Viewpoint) was sited on the 1913 plan's proposed location for an inn. The Lodge was constructed as hotel-quality guest accommodations by 1918; Scripps was built as an annex to the Lodge in 1927, originally called Scripps Lodge Annex. The Engineer's Cottage was a utilitarian structure in an informal, woodsy bungalow format built about 1913.

Stuck Up Inn, the dormitory for college women who worked at Asilomar in the summer, was constructed prior to 1919. Pirates' Den was constructed as a men's dormitory four years later in 1923. A proposed Greek Theater depicted in the original plan was never constructed and Merrill Hall was sited on its approximate location in 1927-28. The Director's Cottage, which served as David Visel's Cottage during the 1936-41 period when David and Paulsen Visel took a lease option on the conference grounds, was constructed in 1927-28.

During the Depression, the YWCA attempted to dispose of Asilomar. David and Paulsen Visel took out a \$100,000 lease option on the grounds between 1936 and 1941, and operated Asilomar as a resort during this period. However, the YWCA did not take up the option, and during World War II, the National Youth Authority used the facilities as a training center. The YWCA next leased Asilomar to a nearby motel for its overflow guests. By 1946, the conference grounds were once again in YWCA hands.

Finally, in 1956, the State of California, under an agreement whereby the City of Pacific Grove leased the grounds, concluded the purchase of Asilomar. The Asilomar Corporation was formed in 1969 to operate the conference center. Asilomar's modernization program, begun in 1957, has accounted for almost \$5.5 million worth of capital improvements. In 1971, the last of Morgan's long tent-houses were destroyed to make room for modern lodges. The Historic Core of the complex, however, still remains largely as designed by Julia Morgan.

When completed in 1928, Asilomar stood as a masterpiece of environmental planning and as one of the major expressions of the Arts and Crafts design philosophy in the nation. The 11 remaining buildings are sensitively integrated among the Monterey pines and older dunes; density is low, scale is intimate, and materials are natural, complementing the rugged beauty of the oceanside setting. The road and walkway network winds comfortably through the complex. Rock retaining walls line the roads and paths cut into the grade. Asilomar was designed as a

refuge by the sea, and still retains that intimate environmental relationship envisioned by its designer.

### **Asilomar Chronology**

- 1913-28 Julia Morgan designed a plan for site and buildings on 30 acres; Phoebe Hearst Social Hall and Engineer's Cottage (1913), Chapel (1915), Crocker Dining Hall, Stuck-Up Inn, Visitor's Lodge, and Health Cottage (1918), Pirates' Den (1923), Director's Cottage and Scripps Lodge Annex (1927), and Merrill Hall (1928) were built on the site.<sup>2</sup>
- 1953 State takes management responsibility of Property
- 1955 Class Hall burned
- 1956 Asilomar State Beach, incorporating the Asilomar Grounds and 35 acres of beach front land is dedicated as a unit of the California State Park System
- 1959-68 Facilities designed by architect John Carl Warnecke were constructed; including Surf and Sand (1959), Seascape and Woodlands (1961), Sea Galaxy (1963), Corporation Yard (1963), Housekeeping (1965), Longviews (1966), and View Crescent (1968)
- 1969-76 State acquired ten privately owned lots (east of the original unit) for addition to the Park
- 1973 Deck at the Social Hall constructed (Michael Painter)
- 1975 General Plan prepared (omitted cultural site/building values)
- 1977 Emergency Vehicle Access Improvement Plan (Omi Lang)  
Sunset Drive Parking Studies completed
- 1978-80 Exotic Flora Removal Project completed
- 1983 National Register nomination prepared  
Resource Ecologist joined management team
- 1987 Conference Grounds listed as National Historic Landmark and National Register of Historic Places District; the designation included 11 buildings and the entrance gates (the Julia Morgan designed swimming pool was not included as a contributing structure in the original nomination)
- 1988- Dune Restoration Project initiated
- 1992-94 General Plan recommendations prepared; (Planning effort temporarily suspended in 1994)
- 1992-1997 State acquires five Rocky Shore parcels (north of the original unit) totaling approximately three acres of beach, bluff, and dune for addition to the park. Three of these parcels are owned by California State Parks and two parcels are managed under an operating agreement with Monterey Peninsula Regional Park District

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<sup>2</sup> Several Julia Morgan-designed building names differ from their present day names, most notably Health Cottage which is now known as Viewpoint and Visitor's Lodge'

2000	General Plan planning effort renewed by State Parks
2002	Disabled Access designs for buildings and Conference Grounds prepared and partially implemented; (Ongoing)
2004	State Parks Commission approves General Plan and designates 24 acres of restored dunes as a Natural Dunes Preserve

### **Potential Historic Landscape Boundaries**

Research into the vegetation and wildlife, landforms, archaeological sites, and potential additional cultural resources, indicates that the boundary of a potential historic landscape is not only coincident with the existing NRHP boundary (i.e., the “Historic Core” including the eleven surviving Julia Morgan Buildings, the entry gates and the circulation pattern) but also likely includes the entire Asilomar campus, as well as the dunes and beach.

This said, the scope of the projects providing disabled access is limited to the boundary of the Asilomar Conference Grounds, including its constituent buildings, roads and paths, and excluding the dunes and the beach (see Appendix A, Map 1). Clearly, not all of the elements within the Asilomar Conference Grounds boundary contribute to the park’s historic landscape. Indeed some of the elements may be considered intrusive; however, the obvious contributors, particularly the vegetation and topography, extend well beyond the NRHP boundary.

While completion of a comprehensive Cultural Landscape Report (CLR)<sup>3</sup> would be necessary to definitively determine the exact historic landscape boundary for Asilomar, for the purposes of this report, it is assumed that the historic landscape boundary may extend beyond the NRHP boundary as far as the Asilomar Conference Grounds boundary. For the purposes of the Cultural Resource Technical Report analysis, the historic landscape boundary is defined as:

- North boundary: northern property line at Longviews
- East boundary: Crocker Avenue
- South boundary: Sunset Drive
- West boundary: western edge of Housekeeping parking lot / Meadow / Crocker Dining

### **Existing Conditions and Character-defining Features of the Historic Landscape**

The objective of documenting existing conditions and features is to provide a record of the landscape as it currently exists and to identify the spatial patterns, features and materials which are important to the landscape’s historic character. The Historic Landscape Assessment identified seven categories of character-defining features of the landscape at Asilomar: 1) Land Use and Spatial Organization; 2) Topography and Drainage; 3) Vegetation and Wildlife; 4) Circulation; 5) Views; 6) Archaeological Resources; and 7) Buildings and Structures (Carey & Company, 2007). Each of these elements is described below.

#### **1) Existing land use and spatial organization**

Concepts of “wellness” and “retreat” were central to the goal of the YWCA to provide a healthful retreat in the countryside for its largely urban membership at Asilomar. Julia Morgan’s

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<sup>3</sup> A draft Asilomar CLR will be prepared by Carey & Co in association with Royston Landscape Architects.

buildings at Asilomar advanced the new ideas and values of the Arts and Crafts Movement and the Rustic Aesthetic. Similarly, her attitude toward the site and the landscape represented a departure from highly stylized landscapes of the time in favor of a more regionally appropriate and site-specific plant palette.

The strength of the 1913 Plan (See Appendix A, Map 2) was its centrality and its implied and `literal connection to the sea. Today, this form is not as distinct as it once was. In the 1960s, parking was first allowed in the Circle and at the Social Hall. The introduction of the automobile into this Historic Core is one of the two most significant negative factors of change in the character of the historic landscape. The other factor is the loss of the 'leading edge' of the forest. Primarily due to the effects of the pitch canker infestation, this has resulted in a general decline in the health of the interior pine and oak forest that dominates the Asilomar site. The forest's poor health is also believed to have been further negatively affected by the vehicular traffic, increased pedestrian use, the addition of asphalt pathways and related maintenance activities.

A sense of refuge (i.e. of protection and enclosure) is a significant spatial quality of the Historic Core and the developed areas to the north, east, and south. The sense of enclosure is created by both the topography (i.e. the low knolls and the dunes surrounding the structures) and the tree canopy overhead. The spatial quality of the Historic Core is also enhanced by the architecture which is a strong, formal component of the historic landscape. The subsequent development at the Campus has generally followed Julia Morgan's planning principles, with the primary departure being in the architect. Although Asilomar has changed greatly over time, the following land use and spatial organization elements are considered character-defining features of its historic landscape:

- Informal arrangement of buildings that respond to the natural topography and the curvilinear pathways that connect them to each other and to the sea.
- Arrangement of buildings arrayed around the Meadow Circle; Social Hall, Chapel, and Crocker Dining Hall (see Appendix B, photograph 1).
- Sense of protection and enclosure provided by the dunescape and the Monterey pine-oak forest canopy. Asilomar Boulevard on the eastern side of the property creates a strong, rectilinear edge to the area.
- Isolated buildings surrounded and enclosed by native vegetation.
- Circuitous arrangement of roads and pathways connects buildings in a way that the entire campus can not be perceived at once. It must be walked to be experienced, creating an additional sense of enclosure.

## **2) Topography and drainage**

The topography at Asilomar may be characterized as a series of knolls in a gently rolling landscape that generally slopes from the highest point at the east, down to the beach at the west edge of the site (see Figure 2). The essential topographic character of the site remains unchanged, with the exception of some grading to accommodate parking lots and vehicular circulation.

The general site drainage flow is from east to west. Specifically, because the site is composed of a series of knolls, the water flow seeks the valley areas between the knolls. Many of the valleys

are paved in impermeable asphalt either as pathways or roads, accelerating runoff. There is no comprehensive engineered system for drainage on site. Rather, it appears that a series of measures were implemented over time, as the site was developed to divert and re-direct water as required by the immediate need (see Appendix B, photograph 1).

The following topographic elements are considered character-defining features of the historic landscape:

- Undulating topography comprised of a series of gentle knolls and valleys that generally slope from their highest point to the east, to their lowest point to the beach on the west.
- Flat Meadow located west of the Social Hall.
- Gently sloping hillside at the south eastern portion of Asilomar from Crocker Avenue to the Sea Galaxy Complex.
- Wetland area north of the main entrance and stone pillars.

### 3) Vegetation and wildlife

Monterey pine forest is the dominant habitat type at the site (see Figures 3a-b). As the name suggests, Monterey pine forest is dominated by Monterey pine (*Pinus radiata*). Holland (1986) indicates that this species must comprise at least 80 percent of the overstory. This community is equivalent to the Monterey pine series of Sawyer and Keeler-Wolf (1995). Coast live oak (*Quercus agrifolia*) is usually the next most abundant tree. The forest canopy is composed of dense, evenly-aged stands of Monterey pine up to 100 feet in height. The height of the trees, and their tendency to bear their canopies near the top, allows substantial light in and the understories are complex in both composition and density. In mature and relatively undisturbed stands (at the Rip Van Winkle Forest near Asilomar, for example) ground cover may include Pacific wax myrtle (*Myrica californica*), toyon (*Heteromeles arbutifolia*), bracken fern (*Pteridium aquilinum*), California huckleberry (*Vaccinium ovatum*), California blackberry (*Rubus ursinus*), coffeeberry (*Rhamnus californica*), and poison-oak (*Toxicodendron diversilobum*).

At times in the ecological past at Asilomar, this light, two tiered productive woodland probably defined the area of the Conference Grounds, grading into a manzanita-dominated shrub type on the newer and less-consolidated dune soils closer to the ocean. The ecotone between the two provided openings in the canopy. With trees supplying nest substrate and snags for nest cavities, carbohydrate-rich acorns, and abundant berry-producing plants below, the forest would have been high quality wildlife habitat, especially for birds. As described in the Asilomar General Plan:

Black-tailed deer (*Odocoileus hemionus*) live in the forest, but feed in forest openings. Northern flicker (*Colaptes auratus*) and American robin (*Turdus migratorius*) also depend on these openings. Dark-eyed junco (*Junco hyemalis*) lives in the forest only where it has all three forest components and Allen's hummingbird (*Selasphorus sasin*) lives along the forest edges. Acorn woodpecker (*Melanerpes formicivorus*) and Hutton's vireo (*Vireo huttoni*) depend on the oak trees. The brown creeper (*Certhia americana*) will only live in old growth trees. Newts and other salamanders need the cool darkness of damp, well-canopied forests; most reptiles need warm, dry, open-canopied forests.

In addition, native stands of Monterey pine (*Pinus radiata*) have an extremely limited distribution, associated with coastal areas with the highest frequency of summer fog, so that both Monterey pine forest and maritime chaparral support a number of endemic plant species. (see Appendix B, photographs 2 and 3)

However, this is not quite a “climax” (long-term stable) vegetation community. Although Monterey pine forest is somewhat less fire-prone than other closed-cone pine forests, in historic landscape terms this meant merely that it would resist periodic burns and accumulate dead material that made it prone to more complete combustion at more lengthy intervals. This pattern reflects the sources of ignition, much rarer than in other parts of California. Santa Cruz, San Benito and Monterey Counties have nearly the lowest number of lightning fires in the state: from 1893 to 1979, only 101 lightening storms were recorded (Greenlee, 1983). Looking back over the centuries, the landscape was swept clean by fire, perhaps once every human generation.

Approximately 30% (or 17 acres) within the Monterey pine-oak forest at Asilomar is buildings, parking areas, roads and pathways. The forest is in a poor and declining health condition as a result of the advanced age of most of the trees, acts of forest fragmentation from development, root disturbance from past facility maintenance practices, fire-suppression measures, and pathogenic influences, predominantly infection by pitch canker. In addition, the aesthetic qualities of the forest have diminished as the health of the forest has declined (Asilomar General Plan, 2004).

The depleted overstory of trees is reflected in simplified vegetation closer to the ground. Non-native annual and perennial grasses such as rattlesnake grass (*Briza maxima*) and ehrharta grass (*Ehrharta erecta*), and exotic weeds such as Bermuda-buttercup (*Oxalis pes-capre*), have become a large component of Asilomar’s vegetation. However, many hardy, native plants such as coyote brush (*Baccharis pilularis*), woodmint (*Stachys bullata*) and bracken fern (*Pteridium aquilinum*), and a number of native, perennial grasses such as giant ryegrass (*Leymus condensatus*) and Pacific reedgrass (*Calamagrostis nutkaensis*) still persist. A few large tracts within the Grounds are covered by dense Monterey pine forest. With proper forest management, State Parks staff and numerous consulting biologists believe that Asilomar is capable of supporting a greater number of trees than the currently remaining stands of Monterey pines. Five listed species also persist: Monterey spineflower (*Chorizanthe pungens* var. *pungens*), beach layia (*Layia carnosa*), sand gilia (*Gilia tenuiflora* ssp. *arenaria*), Pacific Grove clover (*Trifolium polyodon*), and Tidestrom’s lupine (clover lupine - *Lupinus tidestromii*).

Regardless of the changes to the landscape over time, the following vegetative elements are considered character-defining features of the historic landscape:

- Monterey pines and pine / oak habitats.
- Pine forest understory of Pacific wax myrtle, bracken fern, California huckleberry and blackberry, coffeeberry, and poison-oak.
- Remaining Coast live oaks

#### 4) Circulation

The principal original circulation elements of the 1913 Plan were the Meadow Circle and the Entry Drive connecting eastwards to the Asilomar Gates and to the Beach trail (now the Boardwalk) to the West. This informal circulation spine is, therefore, a significant element of the historic landscape. Images of typical circulation paths in the Historic Core are provided in Appendix B, Photographs 4-7.

There are numerous instances of circulation conflicts between pedestrians and vehicles throughout the NRHP “Historic Core” as well as other locations within the broader conference grounds. These circulation conflicts occur primarily because the Social Hall is used for guest registration, which draws automobile traffic into the Historic Core. Buses also enter this Historic Core, yet the roadway widths are inadequate for bus circulation. There is a great deal of confusion for arriving motorists due to the placement and the inconsistency of directional signage. Narrow pull-off areas and confusing signage also create traffic congestion in an area that should be primarily pedestrian oriented. There are no bicycle lanes provided on the campus.

Pedestrian pathway directional signs are unclear and pedestrian “desire lines” contribute to the destruction of the vegetation. Throughout the Historic Core, walkways are constructed of a variety of dissimilar materials and there are unsafe pavement edges and changes in gradient. Stone edging and exposed aggregate curbs define many of the vehicular and pedestrian circulation routes.

As buildings were constructed over time, outside the Historic Core the pedestrian and vehicular circulation followed the basic idea founded by Julia Morgan that roads and paths should respond to the existing topographical conditions. While later development and its associated circulation respects the natural contour of the land, the primary change is one of scale, adapting to the presence of the automobile with accommodation for parking and wide driving lanes.

The asphalt paving material found throughout the site was designated as a non-contributing element in the Historic Landscape Assessment dated March 9, 2007. Photographic and physical evidence has since come to light, indicating that decomposed granite was used as a paving material during Julia Morgan’s tenure at the site. Core sampling north of Administration (1913 – the earliest permanent construction on the site) and West of Merrill Hall (1928 – the last Julia Morgan work on the site) indicated decomposed granite beneath the asphalt paving. A forensic analysis of the cores indicates that the asphalt paving at the core locations has apparently been in use only for several decades; however, historic photographs indicate that asphalt paving may go back to the 1950’s. Surviving areas known to be original roads and paths also have remnant rustic, coarse stone edging that historic photographs consistently show as edge binding where paving occurs throughout the paved portions of the site. In terms of location, the original circulation design, and paved routes remain very much intact. In material terms, the paving’s visual quality, whether decomposed granite (historic) or asphalt (non-historic), is currently and has historically been characterized as having a monochromatic, monolithic, seamless quality. In conjunction with rustic stone edges, the paving tends to merge with the landscape as a background element. The existing paved circulation pattern and rustic edged paving material should be considered as character defining to the landscape. (see Appendix B, photographs 4-7)

While not precise in its description, the 1984 National Register of Historic Places Nomination Form states that the “road plan” (along with the Morgan-era structures) “...are all judged to contribute to the historic significance of the complex” The following circulation elements are considered character-defining features of the historic landscape:

- Meadow Circle and the Entry Drive connecting it to the Asilomar Gates to the east and to the Beach Boardwalk on the West.
- Circulation made by View Crescent, although developed later, generally respects the 1913 Julia Morgan Plan.
- Circulation spine passing the Director’s Cottage, Lodge and Scripps and leading to Longview, although developed later, is similar to the 1913 Julia Morgan Plan.
- Road Leading from Asilomar Blvd. at the Engineer’s Cottage to Administration and Crocker Dining.

## 5) Views

Views of the Pacific Ocean, and views internal to the site, are an important and dynamic component of the historic landscape. There are three types of viewsheds at Asilomar, including:

- Views of the Pacific Ocean and coastline from the Conference Center Grounds
- Interior views of the historic architecture
- Exterior views into the site.

It should be noted that viewsheds throughout the site have shifted over time, because the forest resources are in the process of ongoing change. The natural phenomenon of forest succession, has introduced plant materials not prevalent at the turn of the twentieth century. This condition continues to create or eliminate vistas as new plant materials establish themselves, grow, mature and decline. In addition, the presence of the Pine Pitch Canker infection in the Monterey Pine trees continues to deplete their inventory, in particular the sense of overhead canopy and enclosure. Historic as well as aerial photographs when compared to current conditions bear out the fact that views are slowly shifting and changing caused by the evolving forest.

Pacific Ocean and Coastline Views. The view from the Asilomar campus out to the sea is a character defining feature because there is no interceding visual element between the edge of the built campus and the sea. However, the *specific* viewsheds through the forested campus to the sea are in constant flux; therefore, there is no static or permanent view corridor that could be considered character defining. Regardless of the changes to the landscape over time, the primary views of the Pacific Ocean and Coastline include the following:

- Westerly views of the Pacific Ocean from the Social Hall, Crocker Dining Complex, and Merrill Hall.
- Southwesterly views of the Pacific Ocean from Scripps and Lodge.
- West and southwesterly views from Sea Galaxy and Surf and Sand.
- Southerly views across the Historic Core from the Chapel.
- Views across the Historic Core from View Crescent.
- Although built much later, the views from Longviews were pre-figured in the 1913 Julia Morgan Plan.

Interior Architectural Views. Views within the campus are character defining features. In part, the site relationships between the built resources in Julia Morgan's work, and that of John Carl Warnecke, create the rustic quality of the campus. The primary interior views of the architecture include the following:

- In the Historic Core, the uninterrupted close views between the Crocker Dining Hall, the Administration Building, Merrill Hall and the Chapel create an important ensemble suggesting the center of community.
- Historic buildings outside of, and not immediately visible from the Historic Core appear unexpectedly as one walks the circuitous roads and pathways, lending a feeling of remoteness to the location. This is a dynamic type of view dictated by the circulation system and is a contributor to the character of the site.
- Individual, near views of all individual historic buildings from the adjacent streets or paths speak to the design character of the individual contributors to the National Register District. In particular, the unimpeded view of the western (primary) façade of Merrill Hall from the street below has become an icon of Arts and Crafts Architecture.

Exterior Site Views. Important views from the exterior of the Campus include views from Sunset Drive and the dune boardwalks east toward the Conference Center Grounds including views of the buildings and the interface between the Monterey Pine stands and the dunes.

## **6) Archaeological resources**

The Asilomar site previously figured in the lives of prehistoric Native Americans, as evidenced by the archaeological sites that remain both within and off-site of the park. There are three recorded archaeological sites located within the Asilomar conference grounds area. One lies within the Historic Core area (CA State Parks catalog number MNT 1734), while the other two archaeological sites are in the North Conference Grounds area (CA State Parks catalog number MNT-1732) and the south conference grounds area (CA State Parks catalogue number MNT 142/H). In addition, there are two off campus sites to the west at the Asilomar State Beach (CA State Parks catalog numbers MNT 1733 and MNT 1735). It is likely that these sites may contain undiscovered archaeological resources. Due to the sensitive nature of these resources, their locations are considered confidential and known only to Parks Staff and other state officials. Although California Park and Recreation staff believe that these sites may not contain sufficient archaeological resources to qualify under NPS guidelines as significant archaeological resources, nonetheless, it is clear that the three recorded archaeological sites at Asilomar would be considered character-defining features of the historic landscape. It is also believed by agency staff that impacts to these archaeological resources can be mitigated.

## **7) Buildings and structures**

### ***Buildings***

The existing Asilomar campus contains approximately 58 buildings that provide meeting and conference space, overnight accommodation, food service use, and operations space.

For the purposes of this assessment building stock on the conference grounds can be categorized into three tiers:

- 1) Julia Morgan's work from 1913 to 1928 (see Appendix B, photographs 4, 5, and 7).
- 2) John Carl Warnecke's work from 1959 to 1968 (see Appendix B, photographs 10 and 11).
- 3) Other structures that would not currently meet National Register Criteria required to identify buildings as potentially eligible.

### *Julia Morgan-Designed Buildings*

The overall number of buildings at the Conference Grounds provides a different experience than what the visitor had in 1928 toward the end of Julia Morgan's association with the site. The 30 acre, eleven building campus forming the original Historic Core had a rustic quality promoted by Julia Morgan's site plan, craftsman design language, and low density. Her design approach for the site plan incorporated the topography and the use of local building materials.

Of particular interest is the manner in which her buildings touched the ground plane. The major buildings in the Historic Core (Merrill Hall, Social Hall, the Chapel, and Crocker Dining Hall) appear to grow out of the ground because they each contain a heavy rustic stone base that culminates in wood spanning structure. In contrast, her original designs for the residential structures such as Viewpoint and Stuck-up, appear much lighter. They did not contain the stone base of the major buildings and were built on wood posts without perimeter foundations thereby giving the impression of the ground plane flowing beneath. The overall visual effect of the early iteration of the campus was a harmonious interplay of site and structure. As such, the following 11 buildings and one structure are considered character-defining elements of the landscape:

1. Stuck-up Inn [1918]
2. Pirates' Den [1923]
3. Grace H. Dodge Chapel Auditorium [1915]
4. Phoebe Apperson Hearst Social Hall [1913]
5. Health Cottage (Viewpoint) [1917]
6. Visitor's Lodge (Lodge) [1918]
7. Engineer's Cottage [1913]
8. Director's Cottage [1927]
9. Merrill Hall [1928]
10. Mary Ann Crocker Dining Hall [1918]
11. Scripps Lodge Annex (Scripps) [1927]
12. Entrance Gates [1913]

The Julia Morgan designed swimming pool at the north end of the campus is not included in this list because it was not listed as a contributing resource in the 1984 National Register of Historic Places Nomination. We believe that pool's exclusion as a contributing resource was the result of alterations that have eliminated historic fabric and severely compromised its historic integrity.

### John Carl Warnecke-Designed Buildings

During the 1960s, architect John Carl Warnecke was hired by California State Parks to renovate several buildings, including the Crocker Dining Hall, and to design other new structures at Asilomar. Warnecke was considered an internationally renowned architect, and a proponent of the modern movement whose contribution to Asilomar included the following seven buildings constructed between 1959 and 1968; 1) Surf and Sand (1959), 2) Seascape and Woodlands Dining Rooms (1961), alterations to Julia Morgan's Crocker Dining Hall (1961), 3) Sea Galaxy (1963), 4) Corporation Yard (1963), 5) Housekeeping (1965), 6) View Crescent (1968), and 7) Longviews (1966). We believe; however, that Longviews lost its historic integrity in the course of invasive alterations in 1981, and would therefore not meet the criteria as a contributing historic structure. (See DPR 523 form in Appendix D)

These structures clearly bear the Warnecke signature and are sited in a way that contribute spatially and connect with other elements of the campus. Warnecke translated Julia Morgan's idea of rustic aesthetic from the Craftsman idiom into the architectural design language of the modern movement. The Surf and Sand complex, in particular appears to float above the dunes without any apparent connection to the ground. Warnecke made excellent use of glass and transparency to both reflect the landscape and permit views from and through the buildings. Apart from architectural language, the primary difference between Morgan's and Warnecke's work is that Morgan sited single buildings as objects in the landscape, while Warnecke created tightly grouped clusters of buildings, where the cluster becomes the object in the landscape.

Warnecke's residential design on the campus at the View Crescent Complex located north of the Chapel and Meadow, clearly follows the original siting and spatial relationships suggested in Julia Morgan's 1913 Plan. As such there is a qualitative connection between the original design vision, later development in these areas, and overall campus composition.

The Warnecke firm received an Honor Award from the American Society of Landscape Architects for the work at Asilomar in 1966. The Crocker Dining Hall renovation received a Citation from the Northern California Chapter of the American Institute of Architecture (AIA) in 1963. The firm also received a Merit Award from the AIA in 1960 for Asilomar designs.

Warnecke's earliest work at Asilomar, Surf and Sand, is approaching the 50-year benchmark that the National Register Criteria states as the most recent date for which a building may be considered historic. The State of California Parks Department has requested that, for the purposes of its ADA Compliance Plan and subsequent CEQA compliance analysis, all Warnecke-designed buildings on the campus should be treated as potential historic resources (i.e. the Surf and Sand Complex, Seascape and Woodlands Dining Rooms the Sea Galaxy complex, Housekeeping, the Corporation Yard, and View Crescent).

The Historic Landscape Assessment stated that some of the Warnecke buildings on the campus would not likely meet the NRHP/CRHR criteria for historical designation. These included the Corporation Yard (1963), Housekeeping (1965), and Longviews (1966) (Carey & Company, 2007). In August of 2007, Carey & Co. visited Asilomar to survey and document the entire body of Warnecke's work on the campus. Upon closer inspection, the team found that the Corporation

Yard, and Housekeeping,-do indeed have the potential to meet the criteria for historical designation. As the result of this finding, these structures were also treated as potential historic resources (see Section VIII of this report). The result of the survey was recorded on DPR survey forms included in Appendix D of this report.

### *Other Buildings*

The other buildings within the Asilomar Conference Grounds are unlikely to meet the criteria for either the National Register or the California Register. They range in construction period over the last few decades and currently are all too recent to be potentially eligible. Furthermore, most of these buildings are also considered likely to be of insufficient architectural or historical importance to be potentially eligible in the future (again, pending further detailed review).

### ***Structures***

The Conference Grounds are generally populated with a wide range of structures, furnishings and objects, which do not contribute to the authenticity of the historic landscape. Light standards, benches, map cases, bulletin boards, trash receptacles, signs, a flag pole and drinking fountains all date from different periods in Asilomar's history. Although necessary to control and direct pedestrian traffic, fences and handrails throughout the park have different detailing and scale, which detract from the park's sense of place. With the exception of the cast concrete benches (a Julia Morgan design) and possibly the flagpole, most of these elements are inconsistent with the park's historic landscape and they detract from the experiential quality of the site.

#### Structures Considered Character-Defining Features of the Historic Landscape (Contributing Elements):

- Cast concrete benches
- Flag pole (as an element, not necessarily the existing flagpole)
- Julia Morgan-designed entrance gates (1913)
- John Carl Warnecke-designed benches / pedestrian lighting
- Pathway system layout and the monolithic and monochromatic visual character of the paving, especially the sections that are bound by stones.
- Wood fences

#### Structures Not Considered Character-Defining Features of the Historic Landscape (Non-Contributing Elements):

- Exposed Aggregate Curbing
- Map Cases/Bulletin Boards
- Trash Receptacles
- Drinking Fountains
- Wood Benches (except those designed by Warnecke)
- Signage
- Handrails

## V. PROJECT DESCRIPTION

The purpose of the Asilomar Americans with Disabilities Act (ADA) Compliance Plan is to design and implement the necessary building and other facility improvements to make the Asilomar State Beach and Conference Grounds accessible to all park visitors. This report analyses the potential impacts of building and site modifications to designated as well as potential historic resources. The proposed improvements have been designed to meet the ADA standards and other applicable regulatory compliance requirements while also attempting to minimize adverse impacts to the park's extensive cultural and natural resources through adherence to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Two basic types of ADA improvements can be distinguished within the proposed Asilomar ADA Compliance Plan: (1) building modifications; and (2) exterior site improvements.

This report identifies the proposed projects using the tabular method and abbreviations found in the "Asilomar ADA Compliance Plan" and the related "Draft Initial Study/Mitigated Negative Declaration" by Environmental Science Associates. In these two previous reports, proposed project improvements are grouped in four geographic areas across the campus. For clarity, this report regroups the proposed work into project types.

The tables below contain, in condensed form, descriptions of each modification or improvement as well as the project location, cluster name and building name. For example, in the code:

HS-DC-IM(1)

"HS" indicates Historic Structure

"DC" is the name of a specific building (Director's Cottage)

"IM" describes the type of improvement project (Interior Modifications)

"(1)" is the number of the interior modification assuming more than one modification in the building

The following abbreviations are used in the tables as well as the project location maps in Appendix A:

Building or building cluster names are given initials, as in "DC" for Directors Cottage (example above)

Historical designations:

HS Historic Structure

PHS Potential Historic Structure (note: this designation is not found in the Initial Study and is used here to refer to the Carl Warnecke buildings)

N Non-Historic Structure

Exterior Site Improvement Types

EM Exterior Modification

PT Path of Travel

PL Parking Lot

Building Improvement Types

E Entrance

D	Interior Doors
PR	Public Restroom
IM	Interior Modification
S	Stairs

**The proposed building improvements include:**

- The Renovation of 22 existing guestrooms to develop new ADA accessible lodging.
- The addition of new accessible public restrooms and meeting facilities throughout the Asilomar Conference Grounds.

The designated historic resources designed by Julia Morgan that would be subject to interior building modifications include:

- Director's Cottage
- Scripps
- Stuck Up Inn
- Viewpoint

At the request of the California Department of Parks and Recreation, the entire body of work on the campus designed by Carl Warnecke has been surveyed for its historic significance. The survey descriptions and potential significance findings have been recorded in the DPR 523 forms appended to this report in Appendix D. Because the Warnecke buildings will likely become eligible as additional contributors to the Asilomar Historic District upon reaching fifty years old, the accessible building modifications and site improvements planned for these buildings have also been analyzed.

Out of the total inventory of Warnecke's work, the buildings slated for interior building modifications include the multiple structures of the View Crescent Complex

Building and site modifications have been previously made to other contributing buildings within the National Register Historic District. In addition, building modifications to potential historic structures in the Southern Conference Grounds have been implemented. These projects addressed disabled access upgrades on an individual, as needed basis, and were reviewed by the California Department of Parks and Recreation for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The locations of previously completed projects include:

- Merrill Hall
- The Chapel
- Social Hall
- Engineer's Cottage
- Pirates Den
- Crocker Dining Complex / Woodlands & Seascape
- Surf and Sand
- Sea Galaxy

It should be noted here that the buildings in the Eastern Conference Grounds are likely not eligible for listing on any historic register. The interior building changes proposed in the Eastern Grounds are not subject to analysis using the Secretary of the Interior's Standards.

**The proposed exterior site improvements include:**

- Development of a new system of accessible paths of travel (most of which are along the network of the existing pathways or parallel to existing roadways) that integrate with the existing network of paths and roadways to provide the necessary connections between the park's buildings and facilities. The proposed paths of travel would be made of interlocking paving blocks bound by concrete curbs.
- Development of ADA-compliant parking spaces generally by reconfiguration and re-striping of existing parking areas adjacent to accessible buildings.

The areas adjacent to designated historic resources slated for exterior site improvements include:

- Chapel area
- Director's Cottage
- Engineer's Cottage
- Merrill Hall area
- Pirates Den area
- Scripps area
- Social Hall area
- Stuck Up Inn area
- View Crescent area (pathways within the Historic Core area)
- View Point area

The areas adjacent to the Carl Warnecke-designed buildings slated for exterior site modifications include:

- Sea Galaxy area
- Surf and Sand area
- Woodlands area (Warnecke addition to the Crocker Dining Complex)
- View Crescent area
- House Keeping area

Several historic landscape sites between non-historic buildings slated for exterior site modifications include:

- East Woods area
- Fireside area
- Forest Lodge area
- Park Ranger area
- North Woods area

The East Woods, Fireside, Forest Lodge, and the Park Ranger structures stand on property to the east of the original Asilomar tract, added through a land acquisition that was completed by 1976.

While not part of the 1913 Julia Morgan master plan, the landscape contains the same biological resources and similar site characteristics as the historic plot immediately to the west. The additional property is therefore a natural extension of the Historic Core site particularly as it contains pine and oak forest areas. Since the natural resources and site characteristics of the eastern grounds are so closely tied to the original site, the historic landscape would likely include the eastern areas of the Asilomar Conference Grounds. Therefore, the same criteria for analyzing the effects of the ADA improvement project have been applied to the landscape elements of the eastern grounds. Implicit in this logic is continuity in the visual quality and construction of new accessible paths between the Historic Core and outlying areas of the grounds.

Similarly, the North Woods area is a complex of non-historic buildings sited in the northern section of the property. This location is also a natural continuum of the Asilomar historic landscape, and the proposed ADA site improvements in this area have been analyzed accordingly.

The Swimming Pool area includes the Housekeeping building which, as a Warnecke-designed structure may be potentially eligible as a contributing structure to the National Register Historic district (see discussion above under the Buildings and Structures in Section IV.7 previously). The swimming pool itself is a Julia Morgan construct that has been substantially altered, and no longer maintains its historical integrity. It is not listed as a contributing structure in the 1984 National Register Nomination. This area is the portion of the site where the characteristic Asilomar forested landscape makes the transition to dunes and beach. The same analytical criteria have been applied to the Swimming Pool area as the remainder of the campus, since the Swimming Pool area is the transition point between the Monterey Cypress habitat and the sea.

## **VI. REGULATORY FRAMEWORK – CALIFORNIA ENVIRONMENTAL QUALITY ACT**

### ***Significance Criteria***

When a proposed project may cause a substantial adverse change in the significance of an historical resource, the California Environmental Quality Act (CEQA) requires a municipal entity, or lead agency to carefully consider the possible impacts before proceeding (Public Resources Code Section 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A “substantial adverse change” in the significance of a historical resource is defined as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” Further, that the significance of an historic resource is “materially impaired” when a project:

- “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or

- “demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in an historical resources survey..., unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.” (Guidelines Section 15064.5(b))

Under CEQA Section 15064.5(b)(3), projects that adhere to the Secretary of the Interior’s Standards for the Treatment of Historic Properties is considered as mitigated to a level of less than a significant impact on the historical resources.

While CEQA is silent on the exact number of Standards (one through 10) which must be complied with for a project’s impact to be considered as mitigated to a less-than-significant level, and gives no weight to one Standard over another, the professionally accepted rule-of-thumb is that a project should comply with *most* of the Standards, or at least seven out of 10, to be considered as mitigated to a less-than-significant level.

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historical resource (Guidelines Section 15064(f)(1)). A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance (Guidelines Section 15064(f)(2)). For example, a mitigated Negative Declaration may be adopted for a project that mitigates significant effects on an historical resource by meeting the Secretary of Interior’s Standards for Rehabilitation and local historic preservation regulations.

### ***Historic Resources at Asilomar***

For purposes of CEQA and in anticipation of the proposed ADA improvement project, the following elements which constitute the Asilomar State Beach and Conference Grounds have been identified as designated or potentially-eligible historic resources: 1) the NRHP-listed Historic Core, including all 11 buildings and structures designed by Julia Morgan; 2) all structures designed by John Carl Warnecke from 1959-1968; and 3) all character-defining features of the potential Asilomar Historic Landscape.

For the purposes of CEQA (Guidelines Section 15064.5), the term “historical resources” shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et.seq.).

2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:
  - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - B. Is associated with the lives of persons important in our past;
  - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines Section 15064.5)

## **VII. PROJECT COMPONENTS WITH LESS THAN SIGNIFICANT IMPACTS ON HISTORIC RESOURCES**

Many of the proposed accessibility improvements (both interior building modifications and exterior site improvements) would not have a potentially significant adverse impact on the historic significance of the Asilomar Conference Grounds. These project components are identified below, following by an evaluation of potential effects.

### **1. Project Component: Interior Building Modifications**

Our review addressed proposed disabled access projects relative to existing conditions for each individual location on the campus where historic or potentially historic resources would be affected. Table 1 below lists all of the interior building modifications.

**TABLE 1**  
**INTERIOR BUILDING MODIFICATIONS**

<b>Building / ID Name</b>	<b>Improvement Type</b>	<b>Description and Other Notes</b>
<b>Director's Cottage HS-DC (Julia Morgan, 1927)</b>		
HS-DC-E	Entrance	Entrance (Rear) and Entry Door – Remodel
HS-DC-IM(1)	Interior Modifications	Kitchen Amenities – Remodel
HS-DC-IM(2)	Interior Modifications	Living Room Amenities – Remodel including controls, alarms, room signage
HS-DC-IM(3)	Interior Modifications	North bedroom and bathroom – Remodel including room signage
<b>Scripps Cottage HS-SC (Julia Morgan, 1927)</b>		
HS-SC-PR	Public Restrooms	Public Restroom – New unisex restroom in disturbed kitchen area
HS-SC-IM(1)	Interior Modifications	Relocate north wall of the hall to create an accessible route into the building to serve new accessible public restroom and meeting room
HS-SC-IM(2)	Interior Modifications	Interior Amenities in Meeting Room – Including controls, alarms, room signage
<b>Stuck Up Inn HS-SI (Julia Morgan, 1918)</b>		
HS-SI-E	Entrance	Main Building Entrance
HS-SI-PR	Public Restroom	Public Restroom – Remodel
HS-SI-D	Interior Doors	Northeast and Southeast Living Room Doors – Provide new accessible pulls for Northeast and Southeast doors and lock historic hardware in place; (Southeast door will still be non-accessible because of insufficient bottom rail height (8”), but historic door panel will be preserved.)
HS-SI-IM(1)	Interior Modifications	2 Guestrooms and bathrooms – Remodel including closet door, controls, alarms, room signage
HS-SI-IM(2)	Interior Modifications	Interior Amenities in Living Room – Including controls, floor registers, room signage
<b>Viewpoint HS-VP (Julia Morgan, 1918)</b>		
HS-VP-PR	Public Restrooms	East Restroom – Remodel
HS-VP-IM	Interior Modifications	Interior Amenities in Meeting Room – Including controls, alarms, floor register, room signage
<b>Longviews LV (Warnecke, 1966)</b>		
<b><i>Longviews North – PHS-LV[N]</i></b>		
LV[N]-IM	Interior Modifications	Living Room – Remodel including controls, room signage
<b><i>Longviews Middle – PHS-LV[M]</i></b>		
LV[M]-PR	Public Restrooms	Public Restroom – Remodel guestroom into accessible public restroom including signage
<b><i>Longviews South – PHS-LV[S]</i></b>		

<b>Building / ID Name</b>	<b>Improvement Type</b>	<b>Description and Other Notes</b>
LV[S]-IM(1)	Interior Modifications	3 guestrooms and bathrooms – Remodel including room signage
LV[S]-IM(2)	Interior Modifications	Living Room – Remodel including controls, room signage
<b>View Crescent PHS-VC (Warnecke, 1968)</b>		
<b><i>View Crescent – Curlew PHS-VC[C]</i></b>		
PHS-VC[C]-IM	Interior Modifications	Interior Amenities for Meeting Room – Including controls, room signage
PHS-VC[C]-PR	Public Restrooms	Public Restrooms – Remodel storeroom and add area into new accessible unisex restroom; Remodel one of the existing restrooms into a store room
PHS-VC[D]-E	Entrance	Modifications to entrance
<b><i>View Crescent – Dolphin PHS-VC[D]</i></b>		
PHS-VC[D]-IM	Interior Modifications	Interior Amenities for Meeting Room – Including controls, room signage
PHS-VC[D]-PR	Public Restrooms	Public Restrooms – Remodel storeroom and add area into new accessible unisex restroom; Remodel one of the existing restrooms into a store room
PHS-VC[D]-E	Entrance	Modifications to entrance
<b><i>View Crescent – Marlin PHS-VC[M]</i></b>		
PHS-VC[M]-IM	Interior Modifications	Interior Amenities for Meeting Room – Including controls, room signage
PHS-VC[M]-PR	Public Restrooms	Public Restrooms – Remodel storeroom and add area into new accessible unisex restroom; Remodel one of the existing restrooms into a store room
PHS-VC[M]-E	Entrance	Modifications to entrance
<b><i>View Crescent – Sanderling PHS-VC[S]</i></b>		
PHS-VC[S]-IM	Interior Modifications	Interior Amenities for Meeting Room – Including controls, room signage
PHS-VC[S]-PR	Public Restrooms	Public Restrooms – Remodel storeroom and add area into new accessible unisex restroom; Remodel one of the existing restrooms into a store room
PHS-VC[S]-E	Entrance	Modifications to entrance
<b><i>View Crescent – Spindrift PHS-VC[SP]</i></b>		
PHS-VC[SP]-IM	Interior Modifications	Guestrooms and bathrooms – Remodel 2 guestrooms and bathrooms (VC[SP] South) including room signage
<b><i>View Crescent – Whitecaps PHS-VC[W]</i></b>		
PHS-VC-[W]-IM	Interior Modifications	Guestrooms and bathrooms – Remodel 2 guestrooms and bathrooms (VC[W] North) including room signage

## ***Evaluation***

The proposed interior building modifications would be generally limited to creating disabled access to facilities and services with existing small scale deficiencies. By definition, these are discreet projects that would not be visible from the outside, and would not impinge on the historic character of the individual contributing building or the Asilomar Conference Grounds in general. With one exception (discussed below) all of the upgrades in this category of work would occur within the existing building envelope. In addition, none of the interior modifications would have any apparent impact on character defining interior spaces. Where interior spatial modifications are proposed, they would be contained within a limited area in such a way that the essential plan form remain unaffected. Examples of this work include:

- Additional disabled access signage
- Relocation of operable fixtures to within accessible reach limits such as telephones.
- Creating accessible guest rooms by installing accessible bathrooms and establishing clear maneuvering area.
- Upgrading existing public toilet rooms to ADA guidelines.
- Creating new public toilet rooms in existing spaces.
- Making entry doors accessible by altering thresholds, closers and adding lever handles.
- Installing new audible / visible fire alarms.

The View Crescent, a potentially historic complex by Carl Warnecke, includes four small, free standing hexagonal conference rooms: Sanderling, Dolphin, Curlew, and Marlin. Each of the four rooms is identical in design (see Appendix B, photograph 8) and consist of a main meeting room with ancillary storage and utility rooms including a toilet room. The existing toilet rooms are not accessible and the proposed treatment is to extend an exterior windowless wall out 3'-2" to create sufficient space for a single user, dual gender accessible toilet room. The extension would fall within the existing roof overhang, as do all the other exterior walls. The exterior cladding would be replaced in-kind, effectively mirroring the original appearance of the wall. Most importantly the spatial and material relationships would remain unchanged. This change is also additive, and would be accomplished in a way that can be removed in the future. In this instance, the design solution for the disabled toilet rooms would adhere to the Secretary of the Interior's standards for Rehabilitation (Standards 9 and 10 apply):

*"9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."*

*"10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

An analysis of the complete interior modification designs suggests that these proposed projects would adhere to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties (see Appendix C for the complete Standards). In each instance, the building use would remain unchanged, and the essential character of the building would be preserved. Under the California Environmental Quality Act, projects that adhere to the Secretary of the Interior's Standards are considered as mitigated to a level of less than a significant impact on the historical resources – CEQA Section 15064.5(b)(3). Since these project components would have a less than significant impact on historic resources, no mitigations measures would be required.

## **2. Project Component: Installation of Ramps / Steps and Handrails**

The addition of ramps are proposed in areas where a path of travel must exceed the maximum allowed 5% sidewalk slope, or where a level change created by steps or paths with excessive slope forms a barrier on the path of travel (see Table 2). The types of ramps proposed by the project would either be wooden with a wood substitute surface, paved earthen ramps formed by re-grading, or ramps formed with retaining walls. Ramps by code must have top and bottom landings offering clear maneuvering space in the form of a pad or small entry deck. Existing steps would be treated in accordance with deficiencies. All exterior steps must have, on each tread, a contrasting detectable strip. Ramps must also have handrails to aid the disabled user with the steeper grade. Existing exterior steps that do not currently meet disabled access requirements for handrails would be retrofitted. New accessible handrails specifically designed for Asilomar are proposed. The new handrails are 1½ inches in square cross section and are fabricated from dark oiled bronze and they have already been installed at several locations on the campus including the Engineer's Cottage, and the Chapel (see Appendix B, photograph 9). This design was conceived to be as unobtrusive as possible. Specifically, the thinnest cross section allowed by code combined with the dark bronze color has proven at the installation sites to visually recede.

### ***Evaluation***

The ramp, step and handrail modifications shown in Table 2 would adhere to the Secretary of the Interior's Standards for Rehabilitation. Standards 9 and 10 are most directly applicable to evaluation of this project component:

*“9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”*

*“10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

Under the California Environmental Quality Act, projects that adhere to the Secretary of the Interior's Standards are considered as mitigated to a level of less than a significant impact on the historical resources – CEQA Section 15064.5(b)(3). Since these project components would have a less than significant impact on historic resources, no mitigations measures would be required.

**TABLE 2**  
**RAMPS / STEPS AND HANDRAILS PROJECT LIST –**  
**LESS THAN SIGNIFICANT IMPACTS**

<b>Building ID / Name</b>	<b>Improvement Type</b>
<b>Crocker Dining Hall area – CD</b>	
EM-CD	EM improvements – Handrails on ramp at northeast side of Dining Hall and on the steps at North Entrance
<b>Social Hall - SH</b>	
EM-SH	EM improvements south of building – Handrails only see impacts section
<b>Director's Cottage – DC</b>	
EM-DC	EM improvements – New ramp from Longviews parking lot; deck to rear entry
<b>Viewpoint area – VP</b>	
EM-VP	Southside EM improvements – New ramp
<b>Sea Galaxy area – SG</b>	
EM-SG	EM improvements within Sea Galaxy Complex – new and replacement ramps and handrails
<b>Surf and Sand area – SS</b>	
EM-SS(2)	EM improvements within Surf and Sand – Handrails, stairs to Surf and Living Room only see impacts section
<b>Forest Lodge area – FL</b>	
EM-FL	Ramp at Woodside only see impacts section
<b>North Woods area – NW</b>	
EM-NW(1)	Ramp leading to east side of North Woods Complex
EM-NW(2)	West side EM improvements within North Woods Complex
<b>Longviews area – LV</b>	
EM-LV	EM improvements at Longviews South – Ramp
<b>View Crescent area – VC</b>	
EM-VC(2)	EM improvements within View Crescent complex – Handrails, boardwalk, Trex ramp

### **3. Project Component: Accessibility Upgrades to Decks and Patios**

Decks and patios are outdoor gathering or recreational areas. Like rooms within buildings, they are points to be connected by accessible paths of travel. To be made fully accessible, they would be modified to comply with slope, pavement evenness, and slip resistance requirements (see Table 3).

**TABLE 3**  
**DECKS / PATIOS PROJECT LIST – LESS THAN SIGNIFICANT IMPACTS**

<b>Building ID/Name</b>	<b>Improvement Type</b>
<b>Chapel area – CH</b>	
EM-CH(1)	Northeast EM improvements – Patio
<b>Merrill Hall area – MH</b>	
EM-MH(1)	EM improvements at Merrill Hall North patio – Carmel stone resurfacing to threshold, drinking fountain
EM-MH(2)	EM improvements at Merrill Hall South patio – Handrail, guardrail, Carmel stone resurfacing to threshold

### ***Evaluation***

The paved north and south patio surfaces at Merrill Hall are Carmel Stone, a very hard material that also forms the cladding on the base portion of Merrill Hall. These surfaces are original to the construction date of the building and are, along with the Chapel entry court, the only surviving exposed paving surfaces in the Historic Core dating from Julia Morgan’s active years on site. The stone is a suitable paving surface for disabled access; however, they have settled over the years creating uneven pavement conditions with out of plane dimensions greater than that allowed for disabled access. The patio project at Merrill Hall proposes to lift and reset the historic stone pavers providing an even surface. If pavers are broken during resetting, they will be replaced in-kind. This method was successfully employed at the Chapel Entry Court in an earlier project. The Chapel project was previously reviewed and approved by the Department of Parks and Recreation. The parapet wall at the south patio is only 24” high, therefore a transparent glass and bronze extension will be constructed to form a code compliant 42” high guardrail.

The Deck and Patio modifications shown in Table 3 would adhere to the Secretary of the Interior’s Standards for Rehabilitation. Standards 5 and 6 are most directly applicable to evaluation of this project component:

*“5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”*

*“6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”*

Under the California Environmental Quality Act, projects that adhere to the Secretary of the Interior’s Standards are considered as mitigated to a level of less than a significant impact on the historical resources – CEQA Section 15064.5(b)(3). Since these project components would have a less than significant impact on historic resources, no mitigations measures would be required.

#### 4. Project Component: Installation of New Drinking Fountains

There is one drinking fountain location on the site at the north patio of Merrill Hall. A second accessible fountain is planned in addition to the historic concrete fountain, which would remain in place. At the Social Hall area, a new accessible drinking fountain would be installed (see Table 4).

**TABLE 4**  
**DRINKING FOUNTAINS PROJECT LIST – LESS THAN SIGNIFICANT IMPACTS**

Building ID/Name	Improvement Type
<b>Merrill Hall area – MH</b>	
EM-MH(1)	EM improvements at Merrill Hall North patio – Carmel stone resurfacing to threshold, drinking fountain
<b>Social Hall area – SH</b>	
EM-SH	EM improvements – drinking fountain

#### *Evaluation*

The drinking fountain installations are additive elements, and could be removed without harm to original historic materials. With respect to the entire Asilomar campus, the inclusion of two drinking fountains would be a minor alteration. The drinking fountain modifications shown in Table 4 would adhere to the Secretary of the Interior’s Standards for Rehabilitation. Standard 10 is most directly applicable to evaluation of this project component:

*“10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

Under the California Environmental Quality Act, projects that adhere to the Secretary of the Interior’s Standards are considered as mitigated to a level of less than a significant impact on the historical resources – CEQA Section 15064.5(b)(3). Since these project components would have a less than significant impact on historic resources, no mitigations measures would be required.

#### 5. Project Component: Parking Lot Modifications

Bringing disabled access to parking lots would include re-striping to add the necessary number of disabled parking spaces and off-loading zones required relative to the total number of parking spaces in the lot. Disabled parking spaces with slopes in excess of 2% at the offloading zone would be re-graded to an adequate level. In addition, the route from an accessible parking space within the lot would be modified to meet the basic requirements to ensure an accessible path of travel (see Table 5).

**TABLE 5**  
**PARKING LOTS PROJECT LIST – LESS THAN SIGNIFICANT IMPACTS**

<b>Building ID/Name</b>	<b>Improvement Type</b>
<b>Scripps – SC</b>	
PL-SC	Re-grading and re-striping
<b>Social Hall area – SH</b>	
PL-SH	Re-grading and re-striping
<b>Stuck Up Inn area – SI</b>	
PL-SI	Re-grading, re-striping and additional four spaces (existing paver parking lot)
<b>Sea Galaxy area – SG</b>	
PL-SG	Re-grading and re-striping
<b>East Woods area - EW</b>	
PL-EW	Re-grading and re-striping
<b>Fireside area – FS</b>	
PL-FS	Re-grading and re-striping
<b>Longviews area – LV</b>	
PL-LV	Re-grading and re-striping
<b>Swimming Pool area – SP</b>	
PL-SP	Re-grading and re-striping, accessible space
<b>View Crescent area – VC</b>	
PL-VC	Re-grading and re-striping
<b>Longviews - LV</b>	
PL-LV	Re-grading and re-striping

### ***Evaluation***

The Parking Lot modifications shown in Table 5 lists projects where the existing asphalt (except for the paving blocks at Stuck-up Inn) would be cut and the slopes modified to fall within the requirements of the ADA Guidelines. In each instance the visual impact of a slightly altered slope would be negligible. The parking lot at Stuck-up Inn has already been paved with modular paving blocks, installed as a test of the material. As an existing condition, the lot would not be repaved with asphalt, but rather modified and repaved with the modular blocks. Four additional spaces would be provided at Stuck-up Inn covering additional bare ground. However, the lost natural area will be offset by the greater area of asphalt paving that would be removed from directly in front of the Inn. The overall effect of the minor parking lot alterations would have no adverse effect on the character of the site.

The parking lot modifications shown in Table 5 adhere to the Secretary of the Interior's Standards for Rehabilitation. Standard 10 is most directly applicable to evaluation of this project component:

*"10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

Under the California Environmental Quality Act, projects that adhere to the Secretary of the Interior's Standards are considered as mitigated to a level of less than a significant impact on the historical resources – CEQA Section 15064.5(b)(3). Since these project components would have a less than significant impact on historic resources, no mitigations measures would be required.

## **VIII. PROJECT COMPONENTS WITH POTENTIAL IMPACTS TO SIGNIFICANT HISTORIC RESOURCES**

### **1. Project Component: Paths of Travel Modifications**

The pathways at Asilomar can be considered to have two principal attributes characterizing its potential role as a contributing element to Asilomar's Historic Landscape – the pathway and road system's route configuration, and the monochromatic, monolithic paving surface material bound by a rustic stone edge.

#### ***a) Pathway System Configuration***

A new system of accessible paths of travel is planned to be integrated into the existing network of paths and roads. Table 6 lists projects where the existing pathways would be modified to fall within the requirements of the ADA Guidelines. The proposed paths of travel would primarily use the existing path network, or provide new pathways parallel to existing vehicular roads which, whenever practical, fit within the boundaries of existing roads to provide safe and accessible connections between buildings and other locations at Asilomar. In some select cases, new or widened paths would encroach into natural areas to achieve the required slopes and/or to provide the required separation between pedestrians and automobiles. However, the design includes the removal of some existing pathways made redundant by the accessible upgrades such as those to the north-east of Merrill Hall. In addition, some selected existing paved surfaces would be removed to reveal additional natural ground surface. While efforts are made as part of the design to limit additional paving, the gentler grades required for accessible paths of travel would slightly increase the amount of paving in areas with slope constraints.

#### ***b) Pathway Surfacing***

The extent of Path of Travel improvements is campus wide, and specifically occurs in instances where existing pathways or roads are currently barriers to disabled access. Upon completion, the disabled guest will be able to navigate accessible Paths of Travel connecting the Sea Galaxy Complex at the south end of the Campus, to Longviews at the north. From east to west, View Crescent will connect to Forest Lodge. The improvements to the path and road network are

**TABLE 6  
PATHS OF TRAVEL PROJECT LIST – IMPACTS TO SIGNIFICANT HISTORIC  
RESOURCES**

<b>Building ID / Name</b>	<b>Improvement Type</b>
<b>Chapel area – CH</b>	
PT-CH	East side PT improvements
<b>Crocker Dining Hall area – CD</b>	
PT-CD	PT improvements – Social Hall to Dining Hall and Dining Hall to BBQ area
<b>Engineer’s Cottage – EC</b>	
PT-EC	PT improvements – South entrance to Front door
<b>Merrill Hall area – MH</b>	
PT-MH(1)	Southside PT improvements
PT-MH(2)	Northwest PT improvements
<b>Pirates Den area – PD</b>	
PT-PD(1)	West side PT improvements
PT-PD(2)	East side PT improvements
<b>Scripps – SC</b>	
PT-SC	East side PT improvements
<b>Social Hall area – SH</b>	
PT-SH(1)	East side PT improvements
PT-SH(2)	West side PT improvements
<b>Stuck Up Inn area – SI</b>	
PT-SI	PT improvements – Entry Pillars to Stuck Up Inn
<b>View Crescent area (path within Historic Core District) – VC</b>	
PT-VC(1)	PT improvements within Historic Core leading toward View Crescent
PT-VC(2)	PT improvements within Historic Core leading toward View Crescent
<b>Viewpoint area – VP</b>	
PT-VP	Southside PT improvements
<b>Sea Galaxy area – SG</b>	
PT-SG(1)	PT improvements – Asilomar Blvd to Sea Galaxy Parking lot
PT-SG(2)	PT improvements – Within Sea Galaxy Complex
PT-SG(3)	PT improvements – North of Sea Galaxy Complex
<b>Surf and Sand area – SS</b>	
PT-SS	PT improvements within Surf and Sand and north of Complex
<b>East Woods area - EW</b>	
PT-EW(1)	West side PT improvements
PT-EW(2)	East side PT improvements

<b>Building ID / Name</b>	<b>Improvement Type</b>
<b>Fireside area – FS</b>	
PT-FS(1)	Southside PT improvements
PT-FS(2)	Northside PT improvements
<b>Forest Lodge area – FL</b>	
PT-FL	PT improvements within Forest Lodge Complex
<b>Park Ranger area – PR</b>	
PT-PR	PT improvements to Park Ranger office
<b>North Woods area – NW</b>	
PT-NW(1)	Southwest PT improvements to North Woods Complex
PT-NW(2)	Southeast PT improvements to North Woods Complex
<b>Longviews area – LV</b>	
PT-LV	PT improvements to Longviews
<b>Swimming Pool area – SP</b>	
PT-SP(1)	PT improvements – View Crescent to Swimming Pool
PT-SP(2)	PT improvements at Swimming Pool – Replace coping and deck
<b>View Crescent area – VC</b>	
PT-VC(1)	PT improvements leading toward View Crescent
PT-VC(2)	PT improvements within View Crescent complex

designed to serve designated buildings providing the program services offered to guests at the Conference Center. Paths of travel also include treatments to ramps, parking lots, patios, and steps.

As part of the proposed new pathway system, most of the current asphalt pathway surface would be replaced by paving blocks. The change in the pathway surface is intended to provide several benefits. The pavers are more permeable than asphalt, and as such would offer potential benefits to the park's biological resources. Use of pavers would both reduce the adverse tree impacts by reducing the frequency of future pathway maintenance and the avoiding the negative effects of re-asphalting on the underlying tree roots. The pavers can also be removed and reset for maintenance purposes which would reduce the current patchwork of asphalt surfaces that occurs from future pathway improvements and the asphalt fades differently over time. The paving blocks are also expected to create a visual cue defining the accessible paths of travel within the campus. In all cases, the proposed paths of travel would be paved with new interlocking paving, blocks in earth tone colors distinct from black asphalt paving to act as an indication of an accessible travel route. The paving blocks would be roughly 6" x 8" on the face by about 3" thick, would be set on a sand base without mortar to allow a certain degree of water to penetrate into the ground (i.e., semi-permeable), and would be removable/replaceable as needed for future maintenance work (see Photo 9).

The cross sectional design of the new pathway system, as proposed, includes a field of paving blocks as described above with a flush, 6-inch-wide concrete curb on either side to retain the blocks. The entire depth of the concrete curb would be about 12 inches. The primary advantage of this paving scheme to the biosystems at the site is the semi-permeable surface.

Where curbs are needed to separate the paths of travel from vehicular roadways, or as pathway edgings, 4" high concrete curbs would be used. Most of the new paths of travel would be 60" wide to accommodate conference pedestrian travel. However, because some of the pathways at Asilomar are shared by pedestrians and electric carts used by the maintenance staff, these shared paths would be 72" wide.

As an experiment, several paving block projects were installed on the Asilomar campus in the past several years, providing accessible paths of travel as well as parking lot surfaces. The sites of these installations are the Engineers Cottage entry path, the Stuck-Up Inn parking lot and pathways to the east of Surf and Sand (see Appendix B, photograph 10).

### ***Evaluation – Pathway System Configuration***

The proposed pathway layout modifications to meet the requirements of the ADA Guidelines are shown in Table 6. In most cases the visual impact of slight slopes and pathway realignments would be negligible. While encroachment into previously natural areas has been necessary in some areas it is mostly offset by reclamation of other previously paved areas that would return to natural areas. Of the total existing paving on site, the project would remove about 136,796 square feet of paved surface, and replace about 137,284 square feet of new paved surface for a net gain of about 488 square feet (an area equivalent to 22 feet by 22 feet square) of new semi-pervious pathway surfaces over the 63 acres of the Asilomar Conference Grounds.

The net effect of the modifications to the pathway layout is projected to result in a relatively negligible increase in the paved surfaces within the park. The overall effect of the pathway layout alterations would have no adverse effect on the character of the site. The pathway layout modifications shown in Table 6 adhere to the Secretary of the Interior's Standards for Rehabilitation. Standard 10 is most directly applicable to evaluation of this project component:

*"10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

Under the California Environmental Quality Act, projects that adhere to the Secretary of the Interior's Standards are considered as mitigated to a level of less than a significant impact on the historical resources – CEQA Section 15064.5(b)(3). Since these project components would have a less than significant impact on historic resources, no mitigations measures would be required.

### ***Evaluation – Pathway Surfacing***

Historically there was no vehicular access through what is now known as the "Historic Core." As the site developed from 1913 on, historic photographs and recent core samples indicate that the paths were originally made of decomposed granite (DG) with coarse stones placed at the edge.

Recent core sample extractions were commissioned by Carey & Co. at two locations on the site to establish the composition of the historic paving material. One core sample site was west of Merrill Hall and was taken from a pathway. The second sample was taken north of the Administration Building from the roadway. The samples were retrieved, analyzed and interpreted by soils engineers Haro, Kasunich and Associates, Inc. of Watsonville, California. In both instances the asphalt was estimated to be less than 25 years old, and both sites had approximately 3 inches of DG below the asphalt layer. In several areas of the Historic Core remnants of the stone edging survive. In the 1960s in conjunction with the Warnecke additions in the Southern and Northern Conference Grounds areas, the entire site was modified to accommodate vehicular traffic.

The previous DG surfacing and current use of asphalt paving surface with remnant stone binding, creates a rustic or naturalistic edge. In more recent years the paths laid without the stone border have allowed the ground cover to encroach creating a “soft” edge. In general, the informal, monolithic, monochromatic, character of the paving throughout the site is in keeping with the rustic character of the campus.

The proposed introduction of hard edged, linear, color contrasting concrete curbs would represent a departure from the current visual character of the monochromatic, rustic edged paving found throughout the site.

The notable break in the existing paving is found in the areas adjacent to the buildings designed by Carl Warnecke within the Southern Conference Grounds. The paving material and configuration at these locations is integral to the architectural language of The Surf and Sand, Sea Galaxy and the Woodland/Seascape complexes. The surrounding pavement at these locations consist of concrete paving mostly formed as large square slabs separated by two-inch wide redwood boards. The surface of the paving is made by a process of implanting a smooth aggregate pebble and washing the surrounding concrete away exposing a surface of smooth pebbles. However, since their installation, the paving has settled unevenly around the Sea Galaxy and Surf and Sand and the Woodland/Seascape Complexes creating uneven conditions which preclude disabled access. In addition, the paving is inherently extremely slippery, and does not meet current slip resistance requirements for accessibility. Since the slabs are large, they are difficult to reset without damage and consequently there is no viable retrofit solution to the problem of slip resistance.

In the course of researching historic, existing and possible replacement paving materials, several issues and challenges have come to light. It has been noted that the asphalt paving is not permeable, and may be contributing to the decline of the site’s vegetation by constricting and starving root systems. The proposed paving block pathway design is more permeable than the existing asphalt paving. The new paving block pathways are intended as a gentler solution that could benefit the health of the site’s vegetation. Returning the pathway system’s surface covering to its historic decomposed granite (DG) surfacing has been considered as an alternative paving material to the current asphalt but was rejected as a viable alternative for several reasons – many of which are aggravated by the grade requirements necessary at the site to maintain ADA compliant access. First, DG is subject to erosion. With the topography and drainage conditions

on the site, a campus wide restoration of DG for the pathway system would likely have a very short life span and become a constant maintenance challenge. Second, DG's friable nature, with grit as a byproduct, would be tracked through the building interiors by thousands of guests. The outcome would be damage to historic wood floors as well as ongoing cleaning and maintenance problems.

As currently designed, the proposed Paths of Travel modifications shown in Table 6 would have a potential adverse impact on the historic significance of the Asilomar Conference Grounds. With their simple, understated design, the existing monochromatic pathways allow visitors to move through the historic landscape without distracting their attention from the rustic buildings and vegetation. The use of the proposed sandy or earth colored paving blocks with color contrasting concrete curbs potentially introduces a visual element very different in character from the past paving materials used throughout the site. The visibility of the proposed polychromatic pathways would reverse the historic subordination of the pathways to the built and natural aspects of the landscape through which they pass. As such, they would cause a substantial adverse change in the significance of the Asilomar Conference Center's historic landscape.

**Impact 1: Proposed changes to the paths of travel have the potential to have an adverse effect on the Asilomar Conference Grounds historic landscape.**

**Mitigation Measure 1: Replace the proposed path of travel treatments (installation of earth-tone paving blocks with concrete curbs) with a subdued, monochromatic paving material and system in keeping with the "rustic" character of the historic landscape.**

**Mitigation Measure CR-1:** The current concessionaire in consultation with California State Parks staff shall redesign the proposed path of travel treatments with a more visually subdued paving material and/or paving system to maintain the monolithic and monochromatic character, texture, rustic edging, and circulation intent of the existing pathways.

The alternate paving material could, for example, have coloration more comparable to the historic DG paving. Permeable, interlocking pavers could still potentially be used, if the visual character was made less foreign to the "rustic" character of the site. In areas designed by Warnecke where the exposed aggregate concrete paving would be removed, as at Woodlands/Seascape, Surf and Sand, and Sea Galaxy, it could be replaced with a concrete without exposed aggregate and have a sand finish for traction similar to that found near the Nautilus Room at Sea Galaxy (see Appendix B, photograph 11). The new subdivisions should reflect the original concrete subdivisions. In particular, the Crocker Dining - Woodlands/Seascape area with the path leading to the ramp at the Woodlands deck should retain the original Warnecke paving design rather than introducing a new curved path configuration made with curbs and paving blocks.

Incorporating Mitigation Measure 1 into project design would reduce impacts to historic resources related to paths of travel to a less-than-significant level. Specifically, the measure

would bring the proposed changes into conformance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, Standard Two:

*“2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.”*

## 2. Project Component: Ramp Additions

Ramps are proposed for those pathway sections that must exceed the maximum allowed five percent sidewalk slope, or where a level change created by steps or paths with excessive slope forms a barrier along the path of travel. The ramps identified in this section are generally a segment of the paving block surfaced paths of travel discussed in Impact 1. All of the discussions and analysis associated with Impact 1 apply to the ramps listed in Table 7. The handrails mounted on ramps by code would have a less than significant impact as addressed in Section VI.2, Project Component: Installation of Ramps/Steps and Handrails.

**TABLE 7  
RAMP PROJECT LIST – SIGNIFICANT IMPACTS**

<b>Building ID / Name</b>	<b>Improvement Type</b>
<b>Merrill Hall area – MH</b>	
EM-MH(3)	EM improvements – Ramp north of Merrill Hall, east of Social Hall
<b>Social Hall area – SH</b>	
EM-SH	EM improvements – Ramp south of Social Hall
<b>View Crescent – VC</b>	
EM-VC(2)	Ramp on PT leading toward View Crescent
<b>Surf and Sand area – SS</b>	
EM-SS(2)	EM improvements within Surf and Sand –replacement of Warnecke paving, walkways
<b>Fireside area – FS</b>	
EM-FS	EM improvements within Fireside Complex – Ramp
<b>North Woods area –NW</b>	
EM-NW(2)	West and east side EM improvements within North Woods Complex
<b>Forest Lodge</b>	
EM-FL	EM improvements at Woodside

## *Evaluation*

The ramp modifications shown in Table 7 represent a significant impact on the historic significance of the Asilomar Conference Grounds. The monolithic and monochromatic paving materials with a ‘rustic’ edge at the site has become a character defining feature of Asilomar’s

historic landscape. The use of polychromatic paving block with contrasting concrete curbs introduces a new visual element very different in character from the traditional monochromatic paving material used throughout the site. (See discussion above under Impact 1.)

**Impact 2: The proposed addition of ramps has the potential to have an adverse effect on the Asilomar Conference Grounds historic landscape.**

**Mitigation Measure 2: Replace the proposed ramp treatments (installation of earth-tone paving blocks and concrete curbs) with a subdued, monochromatic paving material and system in keeping with the “rustic” character of the historic landscape.**

The current concessionaire in consultation with California State Parks staff shall redesign the proposed path of travel treatments with a more visually subdued paving material and/or paving system for the proposed ramps to maintain the monolithic and monochromatic character, texture, rustic edging, and circulation intent of the existing pathways.

The alternate paving material could, for example, have the coloration of the historic DG paving. Permeable, interlocking pavers could remain a possibility if the visual character was made less foreign to the “rustic” character of the site. Disabled path of travel identification could be accomplished with visual or textural clues. Other identification measures could include directional signage, or the publication of an accessible “path of travel” map of the campus.

Incorporating Mitigation Measure 2 into project design would reduce impacts to historic resources related to the ramp additions to less than significant. Specifically, the measure would bring the proposed changes into conformance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, Standard Two:

*“2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.”*

### **3. Project Component: Deck and Patio Re-cladding**

The project would re-clad many decks or patios with paving blocks described under Paths of Travel (see Table 8). In particular, the sites containing clusters of buildings have natural “outdoor rooms” where the project proposes paving blocks for broad surfaces other than walkways and ramps.

#### ***Evaluation***

The monolithic, monochromatic, paving has become a character defining feature of the historic landscape at Asilomar. In addition, the Sea Galaxy and Surf and Sand areas have concrete paving designed by Carl Warnecke that are contributing elements to those potential historic structures. The use of polychromatic coloration with contrasting concrete curbs introduces a new visual element very different in character to the monochromatic paving material used throughout the site. (See discussion above under Impact 1.)

**TABLE 8**  
**DECKS / PATIOS PROJECT LIST – SIGNIFICANT IMPACTS**

<b>Building ID/Name</b>	<b>Improvement Type</b>
<b>Sea Galaxy area – SG</b>	
EM-SG	EM improvements within Sea Galaxy Complex –replacement of Warnecke paving
<b>Surf and Sand area – SS</b>	
EM-SS(2)	EM improvements within Surf and Sand – Handrails, replacement of Warnecke paving, walkways
<b>Forest Lodge area – FL</b>	
EM-FL	EM improvements within Forest Lodge Complex - paving
<b>Fireside area – FS</b>	
EM-FS	EM improvements within Fireside Complex - paving

**Impact 3: The proposed deck and patio improvements have the potential to have an adverse effect on the Asilomar Conference Grounds historic landscape.**

**Mitigation Measure 3: Replace the proposed deck and patio treatments (installation of earth-tone paving blocks and concrete curbs) with a subdued, monochromatic paving material and system in keeping with the “rustic” character of the historic landscape.**

The current concessionaire in consultation with California State Parks staff shall redesign the proposed path of travel treatments with a more visually subdued paving material and/or paving system for the proposed deck and patio improvements to maintain the monolithic and monochromatic character, texture, rustic edging, and circulation intent of the existing pathways. The alternate paving material could, for example, have the coloration of historic DG paving. Permeable, interlocking pavers could remain a possibility if the visual character was made less foreign to the “rustic” character of the site. In areas designed by Carl Warnecke, as at Surf and Sand, Sea Galaxy, and Woodlands/Seascape where the exposed aggregate concrete paving would be removed, the patio area could be replaced by concrete without exposed aggregate that has a sand finish treatment for traction similar to that found near the Nautilus Room at Sea Galaxy. The geometry of the new pavement subdivisions should reflect the original concrete subdivisions.

Incorporating Mitigation Measure 3 into project design would reduce impacts to historic resources related to deck and patio treatments to less than significant. Specifically, the measure would bring the proposed changes into conformance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, Standard Two:

*“2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.”*

## IX. REFERENCES

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## **X. APPENDICES**

**A. PROJECT AREA MAPS AND FIGURES**

**B. PHOTOGRAPHS OF THE PROJECT AREA (INCLUDING HISTORIC PHOTOGRAPHS)**

**C. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

**D. COMPLETED DPR SURVEY FORMS**

## **APPENDIX A: PROJECT AREA MAPS AND FIGURES**

**Figure 1 Asilomar Site Plan circa 1930**

**Figure 2. Proposed ADA Building Improvements within the Historic Core Area**

**Figure 3. Proposed Exterior Site Improvements within the Historic Core Area**

**Figure 4. Proposed Exterior Site Improvements within the Southern Conference Grounds Area**

**Figure 5. Proposed ADA Building Improvements within the Eastern Conference Grounds Area**

**Figure 6. Proposed Exterior Site Improvements within the Eastern Conference Grounds Area**

**Figure 7. Proposed ADA Building Improvements within the Northern Conference Grounds Area**

**Figure 8. Proposed Exterior Site Improvements within the Northern Conference Grounds Area**

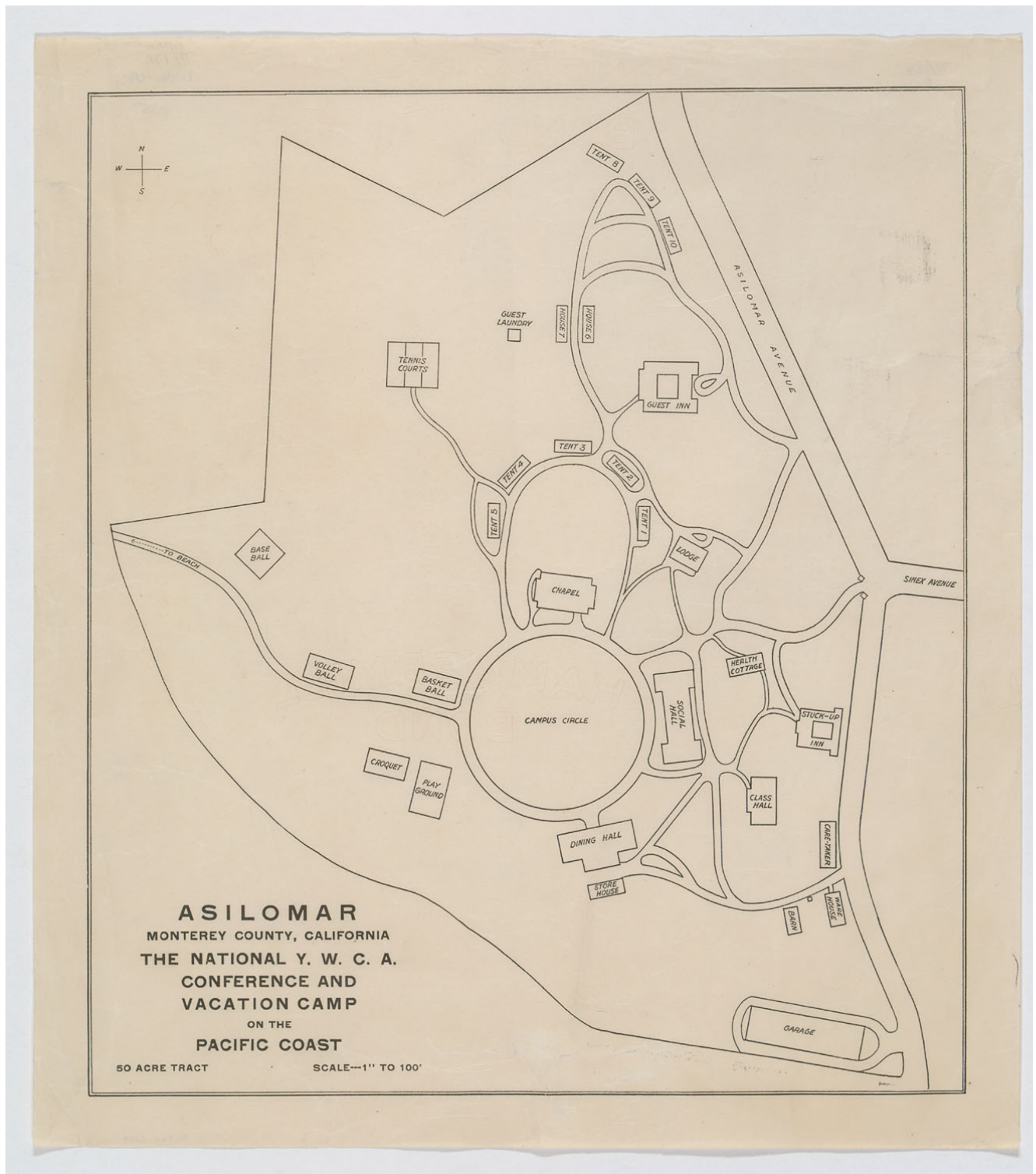
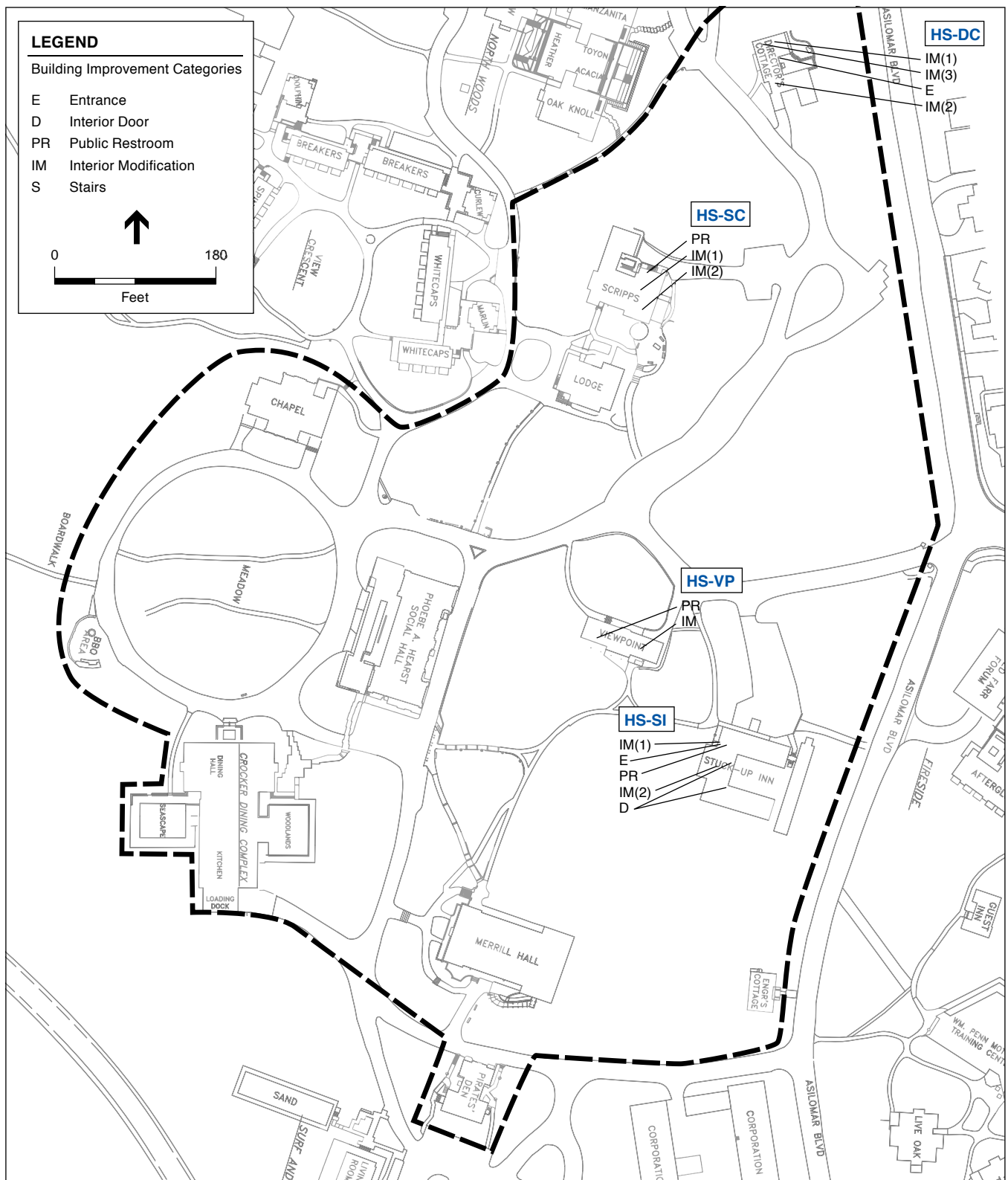


Figure 1. Asilomar Site Plan Circa 1930

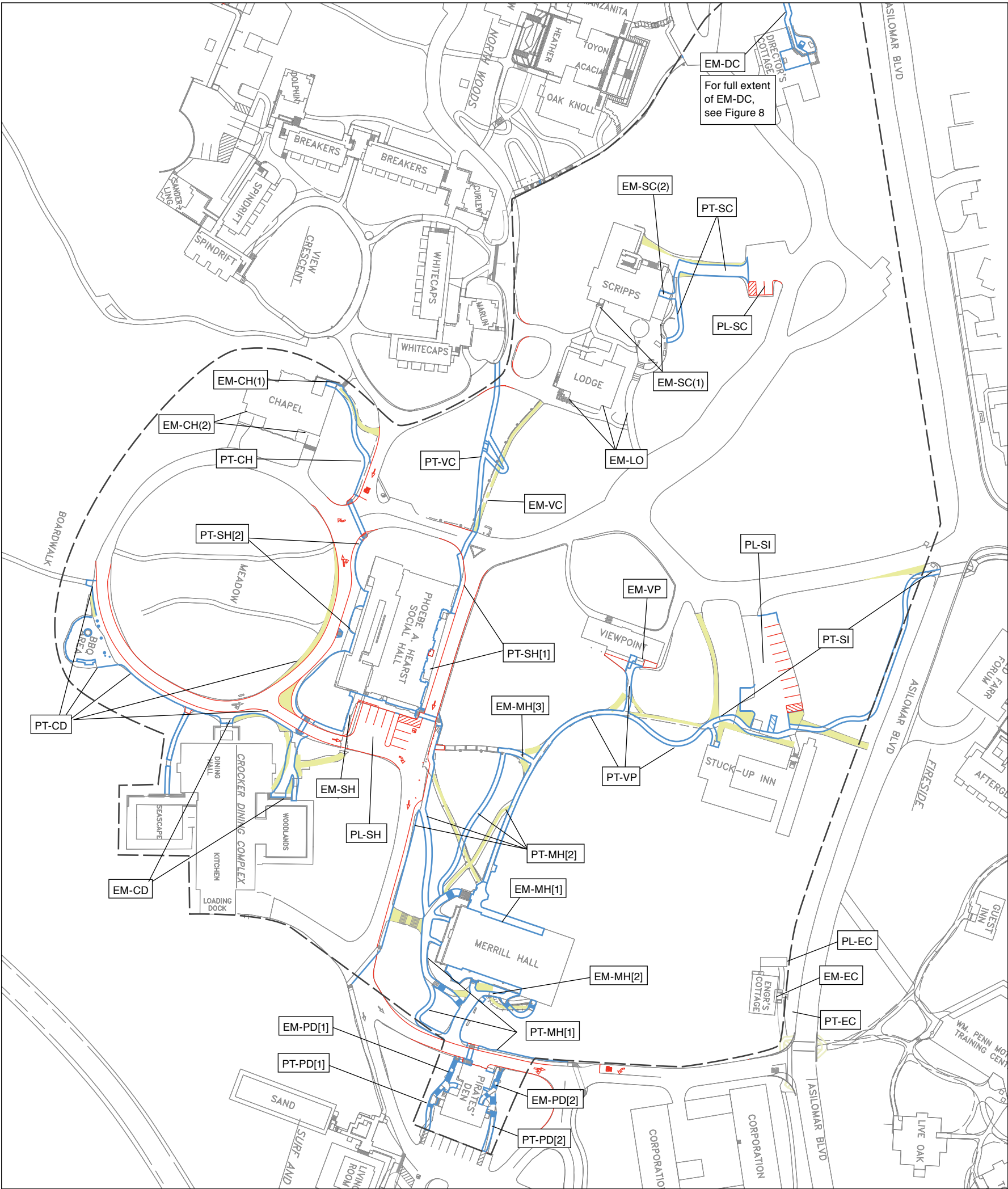


Note: Buildings with multiple ADA improvements are abbreviated by location for graphic clarity.

SOURCE: Bestor Engineering; ESA.

Asilomar ADA Compliance Plan MND . 206163

**Figure 2**  
Proposed ADA Building Improvements  
within the Historic Core Area



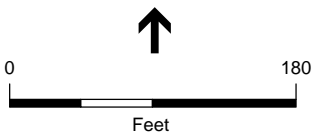
**LEGEND**

Exterior Site Improvement Categories

- PT Paths of Travel
- PL Parking Lot
- EM External Modifications
- Existing Roadways and Paths

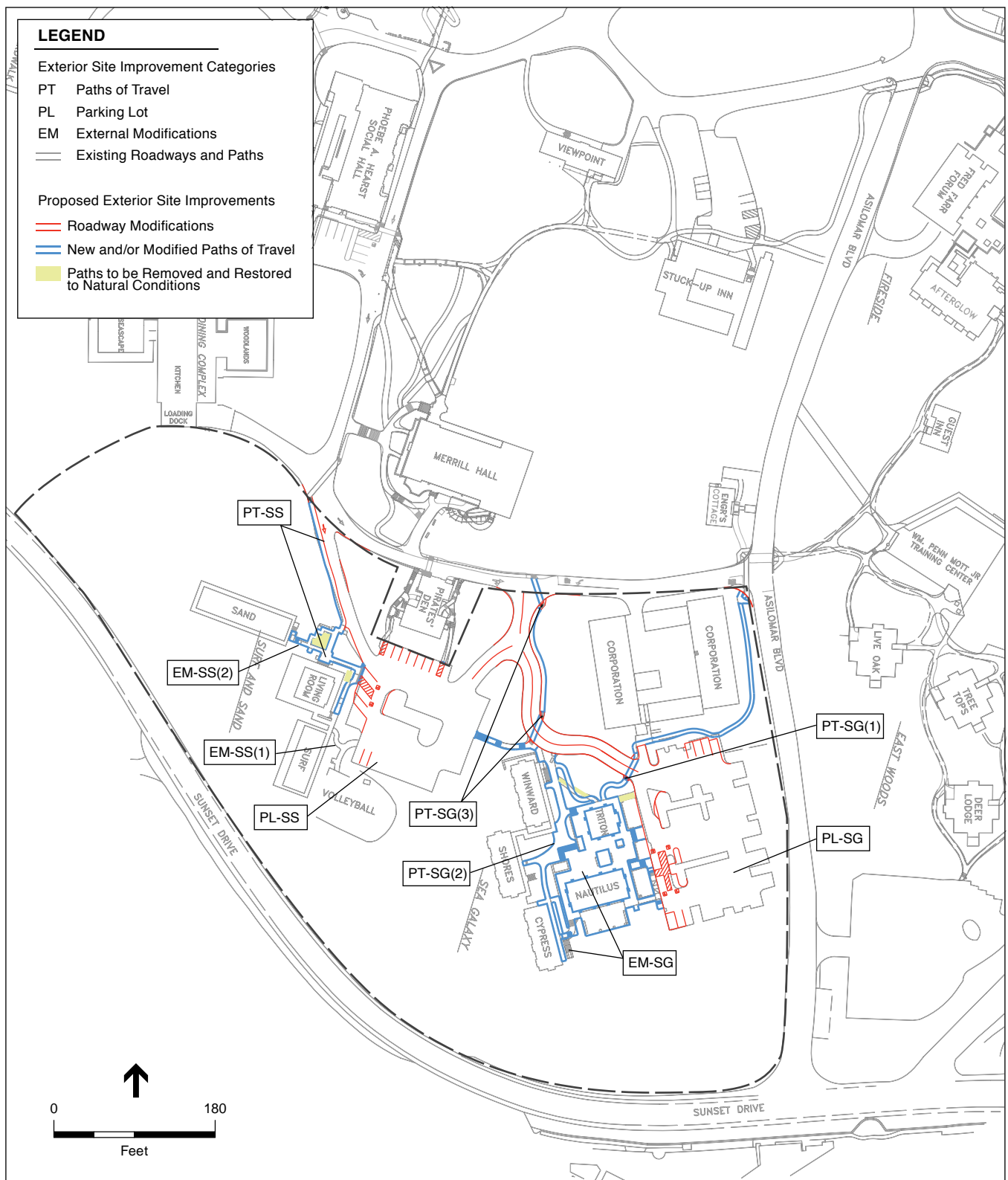
Proposed Exterior Site Improvements

- Roadway Modifications
- New and/or Modified Paths of Travel
- Paths to be Removed and Restored to Natural Conditions



SOURCE: Bestor Engineering; ESA. Asilomar ADA Compliance Plan MND . 206163

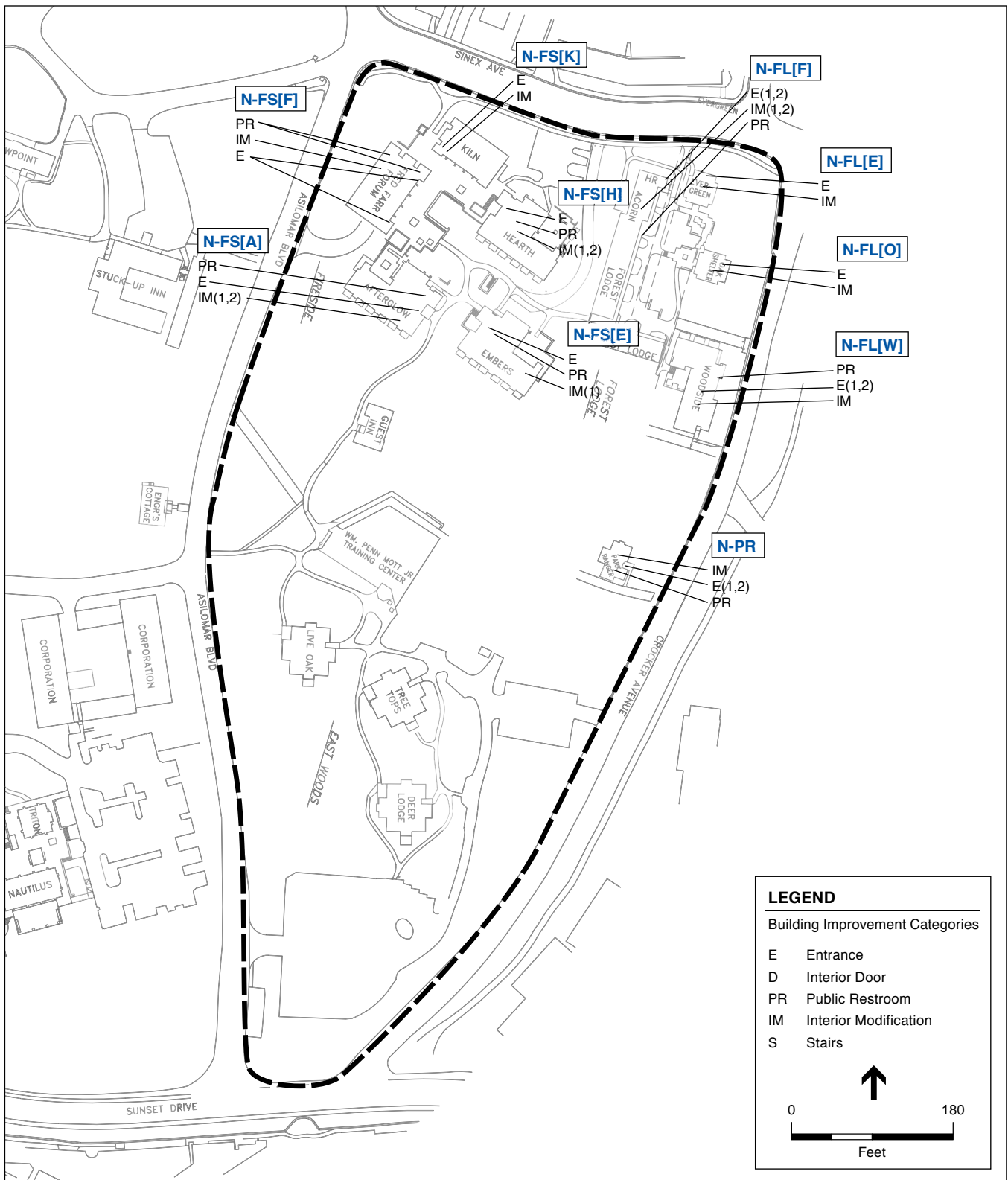
**Figure 3**  
Proposed Exterior Site Improvements within the Historic Core Area



SOURCE: Bestor Engineering; ESA.

Asilomar ADA Compliance Plan MND . 206163

**Figure 4**  
Proposed Exterior Site Improvements  
within the Southern Conference Grounds Area

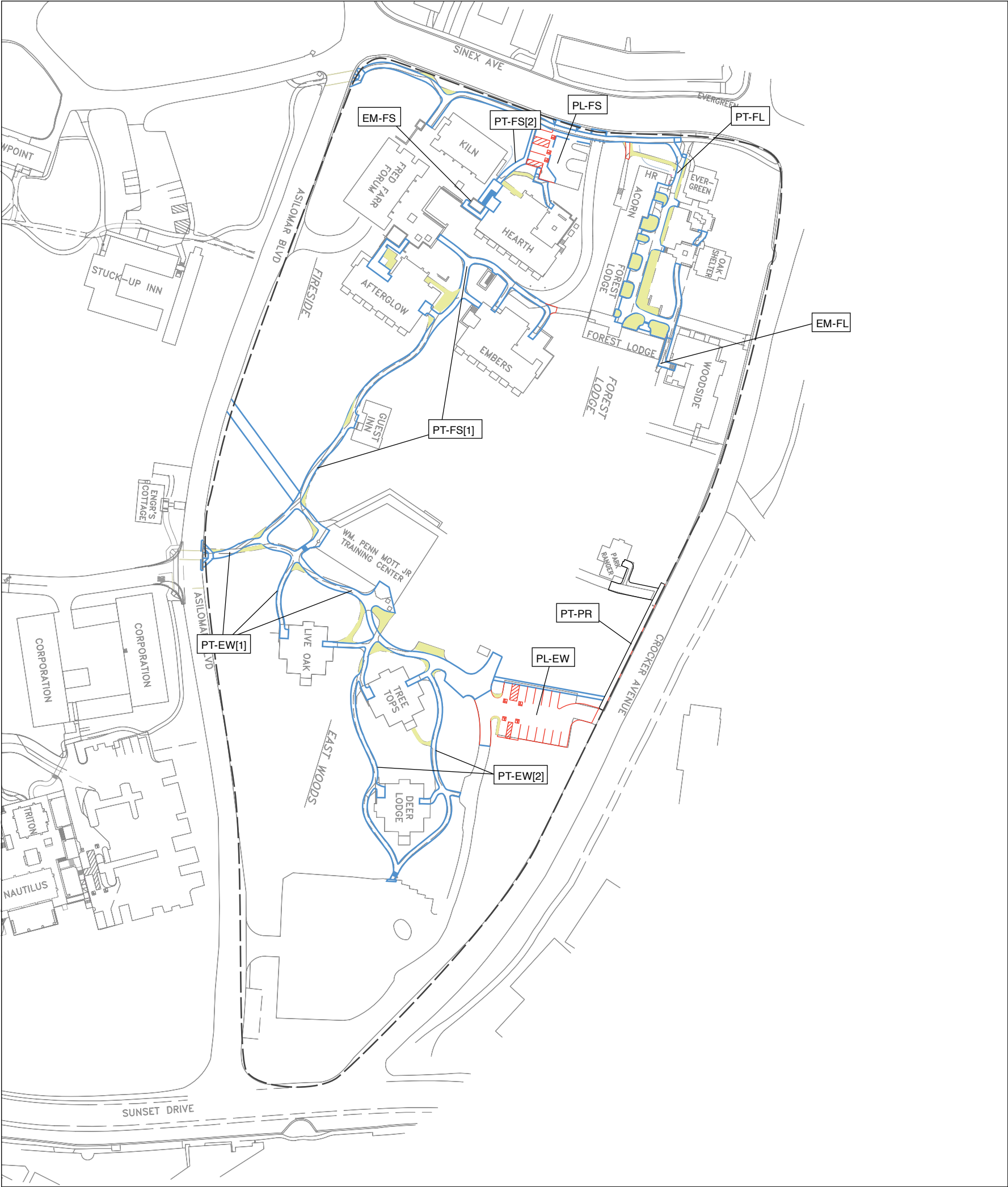


Note: Buildings with multiple ADA improvements are abbreviated by location for graphic clarity.

SOURCE: Bestor Engineering; ESA.

Asilomar ADA Compliance Plan MND . 206163

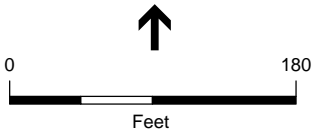
**Figure 5**  
Proposed ADA Building Improvements  
within the Eastern Conference Grounds Area

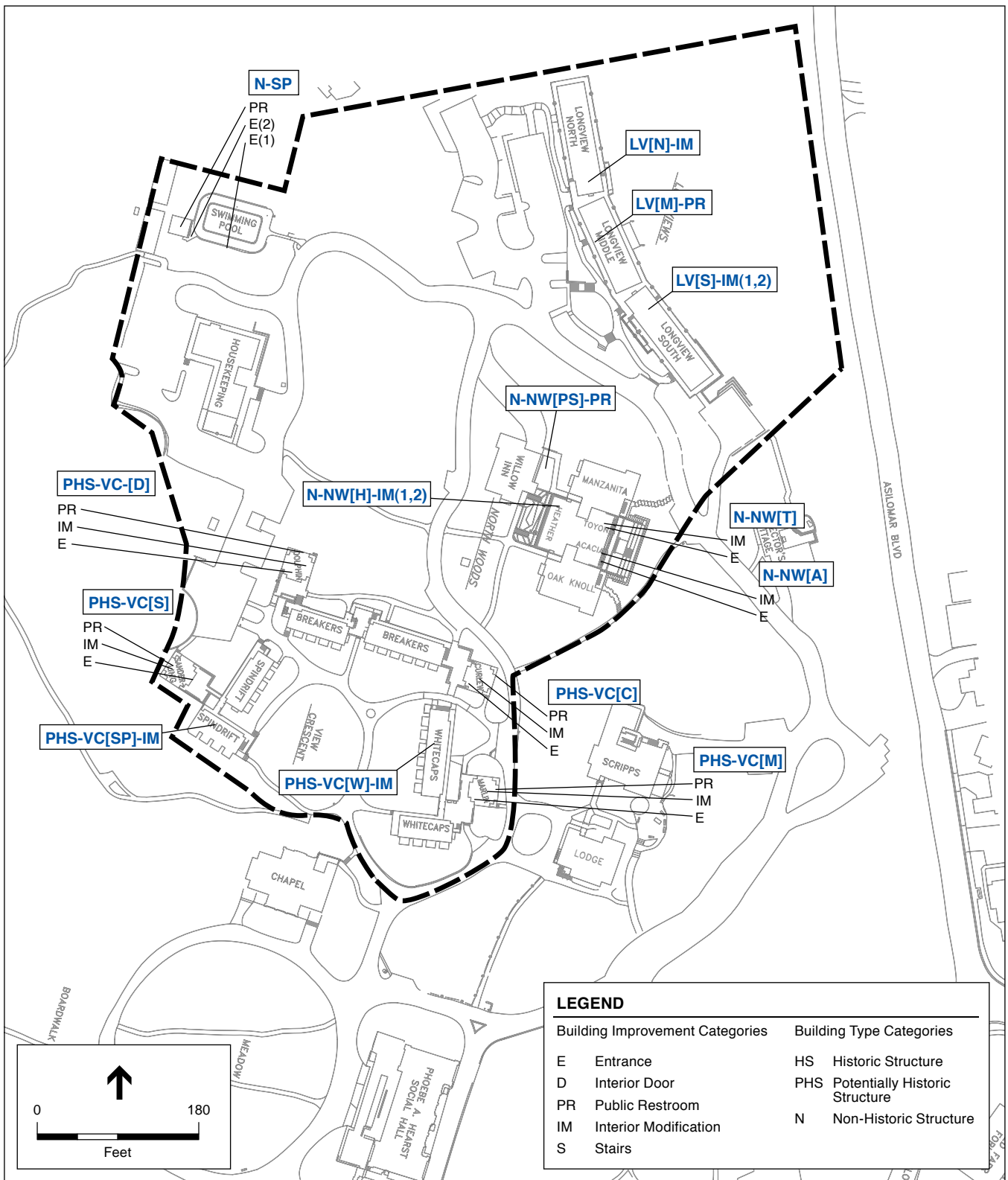


**LEGEND**

- Exterior Site Improvement Categories
- PT Paths of Travel
  - PL Parking Lot
  - EM External Modifications
  - Existing Roadways and Paths

- Proposed Exterior Site Improvements
- Roadway Modifications
  - New and/or Modified Paths of Travel
  - Paths to be Removed and Restored to Natural Conditions



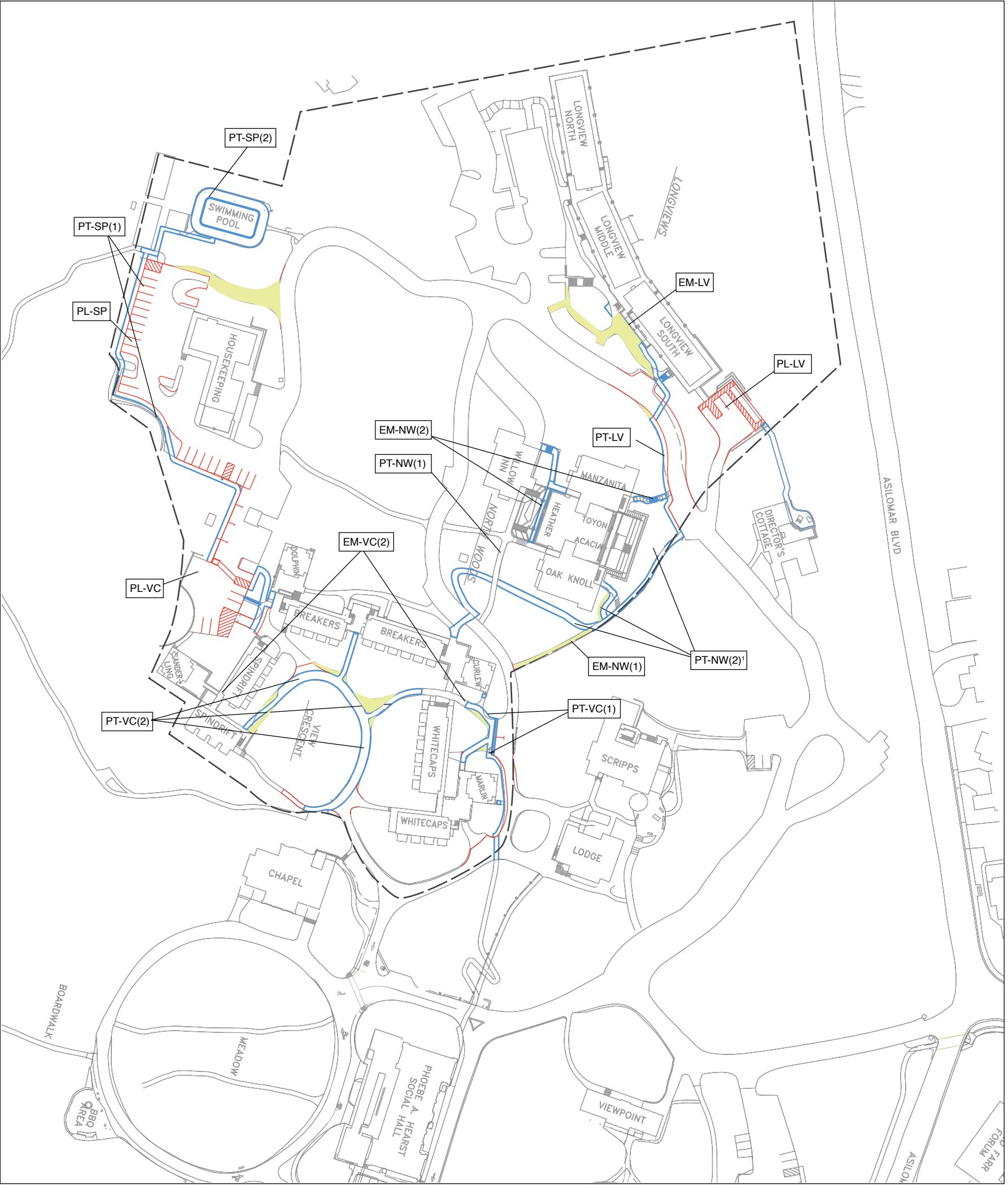


Note: Buildings with multiple ADA improvements are abbreviated by location for graphic clarity.

SOURCE: Bestor Engineering; ESA.

Asilomar ADA Compliance Plan MND . 206163

**Figure 7**  
Proposed ADA Building Improvements  
within the Northern Conference Grounds Area



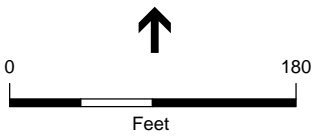
**LEGEND**

Exterior Site Improvement Categories

- PT Paths of Travel
- PL Parking Lot
- EM External Modifications
- Existing Roadways and Paths

Proposed Exterior Site Improvements

- Roadway Modifications
- New and/or Modified Paths of Travel
- Paths to be Removed and Restored to Natural Conditions



SOURCE: Bestor Engineering; ESA.

Asilomar ADA Compliance Plan MND . 206163

**Figure 8**

Proposed Exterior Site Improvements within the Northern Conference Grounds Area



## APPENDIX B: PHOTOGRAPHS



Photograph 1. Aerial view of the Asilomar Conference center grounds and beach



Photograph 2. Monterey Pine trees



Photograph 3. Oak trees



Photograph 4. Lodge showing decomposed granite paving with stone edge. Pre-1928



Photograph 5. The Chapel showing decomposed granite paving with stone edge. Pre-1928



Photograph 6. Showing asphalt path near Merrill Hall with surviving stone edge



Photograph 7. Showing typical asphalt pedestrian path at Merrill Hall



Photograph 8. Marlin meeting room at View Crescent.



Photograph 9. Engineers Cottage showing new handrail and paving



Photograph 10. Surf and Sand showing interlocking paving blocks and concrete curb.



Photograph 11. Washed stone concrete paving at Surf and Sand

## **APPENDIX C: SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION**

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation have been widely used over the years—particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property’s significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building’s site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment “rehabilitation” assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character. For example, certain treatments – if improperly applied – may cause or accelerate physical deterioration of the historic building. This can include using improper re-pointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building’s site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The ten Standards are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **APPENDIX D: DEPARTMENT OF PARKS AND RECREATION SURVEY FORMS**

Corporation Yard

Housekeeping

Longviews

Sea Galaxy

Surf and Sand

View Crescent

Woodlands and Seascape



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 4R & 4S1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Asilomar State Beach and Conference Grounds

P1. Other Identifier: Corporate Yard

\*P2. Location: Not for Publication ☒ Unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Monterey Date 1980 T   ; R   ;    of    of Sec   ;    B.M.

c. Address 800 Asilomar Avenue City Pacific Grove Zip 93950

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 595265 mE/ 4052982 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two single-story buildings organized around a central courtyard comprise the corporate yard. The buildings have connected pyramidal roofs with common valleys and which are clad with asphalt shingles. The roofs extend beyond the structure to create wide eaves, which have exposed rafters that end flush with the roof line. Walls that do not face the courtyard have high-waisted siding, including wood shingles along the bottom two thirds and horizontal wood along the frieze. Only the north elevation of the western building has windows, which include a set of 3-over-3 fixed metal frames, and one single-paned, square window flanked on either side by a square louver window. Several vents are located along the frieze of each side of the buildings. A single-story, flat-roof, shingle clad addition extends west from the northern end of the eastern building, and a similar addition connects the two buildings at the southern end. The southern end also features a partially enclosed, corrugated fiberglass roofed shed that extends beyond the single-story addition, as well as a fence comprised of horizontal wood posts.

\*P3b. Resource Attributes: (List attributes and codes) HP8 or HP39

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) northern elevation, from NE, August 22, 2007

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

1959

\*P7. Owner and Address:

California State Department of Parks and Recreation

1416 9th Street

Sacramento, CA 95814

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

September 28, 2007

\*P10. Survey Type: (Describe)

intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Carey & Co., Inc., "Asilomar ADA Compliance Plan," September 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*NRHP Status Code 4R & 4S1

Page 2 of 5 \*Resource Name or # (Assigned by recorder) Asilomar State Beach and Conference Grounds

B1. Historic Name: Corporate Yard

B2. Common Name:

B3. Original Use: maintenance facilities

B4. Present Use: maintenance facilities

\*B5. Architectural Style: Bay Area Tradition

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1963

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features:

none

B9a. Architect: John Carl Warnecke

b. Builder: unknown

\*B10. Significance: Theme Asilomar since 1958

Area Asilomar, Pacific Grove, CA

Period of Significance 1958-1968

Property Type industrial

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1912, Phoebe Apperson Hearst, widow of mining magnate and senator, George Hearst, and mother of infamous media tycoon, William Randolph Hearst, agreed to host the annual conference of the Pacific Coast branch of the Young Women's Christian Association (YWCA) at her hacienda in Pleasanton, California, with the stipulation that plans for the design and construction of a permanent YWCA conference center be discussed. One year later Asilomar opened. Nestled amid the cypress trees and dunes along the coast between Monterey and Pacific Grove, this "refuge by the sea" was the first conference center for women in the United States and included the entrance gate columns; pathways winding through the dunes, beach, and cypress forests of the thirty-acre site; a temporary dining tent and kitchen; ten tent houses that sat atop raised platforms; and one permanent building, Phoebe Hearst Memorial Hall. Famed San Francisco Bay Area architect Julia Morgan had designed the complex and established the basic principles that would guide development of the grounds over the next fifty-five years: informal one or two-story buildings that featured low roof lines and which rested at variegated levels upon the largely ungraded landscape; use of natural and local building materials, including (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP8 or HP39

\*B12. References:

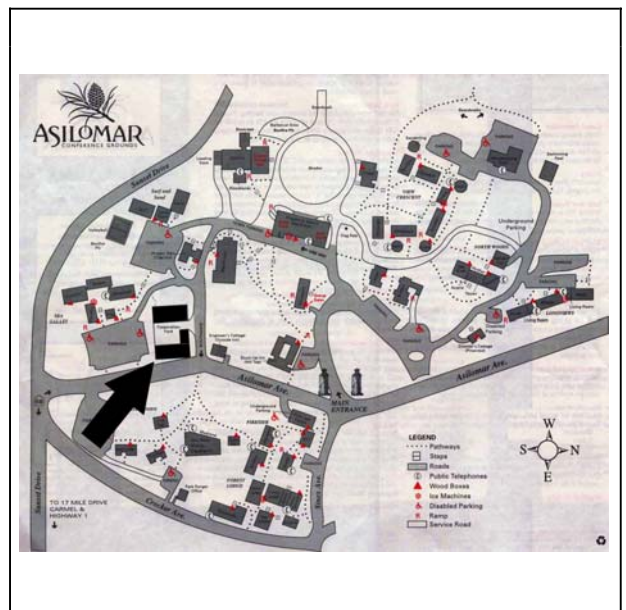
see continuation sheet

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: September 28, 2007

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B10. Significance**

brown shingle wall cladding and river stone-clad columns and chimneys; exposed structural elements that doubled as decorative features; native California plants; and interior and exterior spaces that fostered community. The seven clusters of buildings that John Carl Warnecke and Associates contributed to Asilomar between 1959 and 1968 – Surf and Sand, Sea Galaxy, Corporate Yard, Woodlands and Seascape, Housekeeping, Longviews, and View Crescent – demonstrate a remarkable continuity in location, scale, and design intentions that Morgan established. They also bear the markings in their own right of the work of a master architect and earned him multiple awards.

The State of California purchased Asilomar from the YWCA in 1956 and formed the Asilomar Operating Corporation to run the newest state beach and park. By then, the conference grounds included twenty-seven structures, pathways, and recreational facilities that Julia Morgan had designed between 1913 and 1928. The sale marked the end of decades of creative solutions by the women's organization to sustain the maintenance and development of the site. From the outset, the YWCA offered the use of its facilities to other women's and religious organizations. Within years the general public could vacation there and, by the 1920s, Asilomar had become a favorite tourist destination for California travelers who sought easy access to a rustic coastal refuge that provided modern amenities and recreational activities. Asilomar, along with all other YWCA conference facilities, began to lose money during the late 1920s and the National Board decided to dispense with all of them during the 1930s. In response to these developments, several California YWCA members formed the California Asilomar Committee and operated the grounds for two years. The Visel Brothers then leased and operated the grounds for five years, followed by the National Youth Authority in 1941-1942, and the military used the conference center for family housing during World War II. Following the war, Winifred Heard and others created the Asilomar Foundation and made an arrangement with the National Board to secure funds to renovate, update, and operate Asilomar. Day traffic and conference bookings picked up, but the Asilomar Foundation had a long-term plan to turn the park over to the State of California. Finally, in 1956, they did just that. Upon acquiring the conference center, the state hired John Carl Warnecke and Associates to create a master plan for Asilomar, which included demolishing the tent houses and corporation yard, designing and constructing six new clusters of buildings, and making the grounds more car friendly over a seven year period and at an estimated cost of \$7 million.

John Carl Warnecke was born in Oakland, California, in 1919 to Margaret K. and Carl I. Warnecke, an architect. His father, along with Chester H. Miller, opened an architectural firm in Oakland in 1911 and a second office in San Francisco in 1924. Little is known about their work, but the partnership lasted for forty years and produced residential structures and at least two women's club buildings in Oakland. Growing up in Oakland, John Carl Warnecke would have been surrounded by an eclectic mix of architecture, including Mediterranean-inspired villas, Storybook houses, Beaux-Arts style public buildings, and Art Deco movie palaces. The architecture of the neighborhood where John Carl Warnecke grew up and the few articles about his father's work that have been tracked down suggests that the elder Warnecke was schooled in the Beaux-Arts tradition and preferred the Mediterranean style. The Bay Area Tradition, however, dominated the landscape at this time. Berkeley-based architect Bernard Maybeck was arguably the most influential practitioner of this style, though he was one of many architects who developed this regional vocabulary before the First World War. Among the most common characteristics of the Bay Area Tradition are modest-size buildings that blend into the landscape through the use of natural materials (wood, shingles, glass, and stone), absence of applied decoration, and carefully planned "wild" gardens. Exposed structural elements double as decorative elements on the exteriors and interiors of these buildings, which also feature relatively flexible, informal floor plans and celebrate indoor-outdoor living. These principles influenced Bay Area architecture for nearly a century. Importantly, William Wurster was adapting aspects of the emerging International Style to the Bay Area Tradition during John Carl Warnecke's childhood and adolescence.

John Carl Warnecke's architectural career began as World War II approached. He apprenticed in the office of San Francisco City Hall architect Arthur Brown, Jr., during the summer of 1939. After graduating from Stanford University in 1941, where he had been a football star on the university's undefeated 1940, Rose Bowl-winning team, Warnecke studied under Modernist master Walter Gropius at Harvard's Graduate School of Design. Warnecke earned his Bachelors Degree in Architecture from Harvard in 1942, completing in just one year a normally three-year program. He returned to California and was first employed as assistant technical director of the housing authority in Richmond where, notably, huge tracts of public housing designed by William Wurster for the thousands of shipyard workers who poured into the area were being constructed. The elder Warnecke, meanwhile, was serving as Chairman of the Board of Architects of the Oakland Housing Authority, which

\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B10. Significance**

oversaw the construction of three large public housing projects in Oakland during World War II. These projects – both Wurster's and Carl I. Warnecke's – focused on functional, modernist buildings that fostered a relationship with the outdoors through their modest height; by orienting the buildings to maximize the amount of natural light that entered them; by providing windows to create natural ventilation; and by including several outdoor communal spaces and playgrounds. It was during this period in Carl I. Warnecke's career that his son joined the office as a draftsman.

After World War II, John Carl Warnecke opened his own small office, which he relocated to San Francisco in 1950. As one writer wrote, the good reputation of the Warnecke name preceded the young architect and undoubtedly helped him get a foothold in the profession. Schools dominated the work that this office received during the late 1940s and early 1950s and resulted in some of the firm's earliest awards. By 1954, Warnecke employed twenty-five people. That number grew to sixty over the next six years, as Warnecke's reputation gained international acclaim and his commissions grew to monumental proportions. Among the most notable masterpieces he completed during this period were the Mark Thomas Inn and Del Monte shopping center in Monterey; the American Embassy in Bangkok, Thailand; three, nine-story dormitory complexes at the University of California, Berkeley; the capitol building for the new state of Hawaii; and Oakland International Airport. In 1962 President John F. Kennedy commissioned Warnecke's office to renovate several buildings at Lafayette Square in Washington, D.C., and to design new government offices. That commission led to the design of private homes for Senators Edward and Robert Kennedy, as well as to John F. Kennedy's gravesite at Arlington National Cemetery. With the list of clients, commissions, and awards steadily growing, so did Warnecke's national and international reputation. His firm ultimately accrued more than one hundred national and regional awards for excellence. By 1970 John Warnecke and Associates counted 125 employees in four offices: two large ones in San Francisco and New York City, and two small ones in Washington, D.C., and Honolulu, Hawaii. It was one of the first mega-firms of the twentieth century, and Warnecke had established himself as one of the master architects of the postwar era.

Warnecke characterized his approach to architecture as "contextual." For his buildings from the late 1940s and 1950s, which were mostly modest in scale and located in the region where he grew up, this meant fusing modernism and the international style with the Bay Area Tradition. With the introduction of projects in Thailand and Hawaii, Asian influences strongly entered his vocabulary. The dorms at Berkeley marked a transitional period. He juxtaposed the jarringly tall, international style modern structures in this neighborhood of mostly Bay Area Tradition and Craftsman homes with domestic scale dining halls that bore strong Asian influences. Industrial landscapes like Oakland International Airport released Warnecke from the natural materials of the Bay Tradition and allowed him to experiment with high modernism. Unadorned concrete, steel, and glass came to dominate Warnecke's signature style. As one architectural critic wrote, however, the John Carl Warnecke and Associates was never predictable because it maintained an unusually high level of concern for the geographical, cultural, and architectural context of a new building's site.

The Corporate Yard is one of two maintenance facilities that John Carl Warnecke designed for the Asilomar Conference Grounds. They bear a high level of architectural merit for buildings of their type and demonstrate a significant level of continuity with Julia Morgan's designs at Asilomar. These two buildings, constructed in 1963, replaced the barn and warehouse that Morgan had sited there, thus lending the function of the site ninety years of continuity. Few windows pierce the elevations to break up the monotony of the walls, but the pyramidal roofs with shared valleys, wide eave overhangs with exposed rafter tails, and high-waisted cladding that combines wood shingles and vertical wood boards all create visual interest. Apart from the metal frame, fixed and sliding windows, these structures bear few modernist characteristics; in this way, they differ from Warnecke's other buildings at Asilomar and do not bear his signature fusion of Bay Area Tradition and modernism. They are, however, fine examples of Warnecke's contextual approach to architecture and set a precedent for maintenance facilities at Asilomar. Housekeeping, which was built two years later, shares many of the same characteristics of the Corporate Yard. Additions between these maintenance buildings at the northern and southern ends of the site – and particularly at the southern end – do compromise the integrity of the complex and the relationship of the two buildings to each other and the central courtyard around which they are organized.

Although the Corporate Yard is not yet 50 years old, it may be eligible as a contributor to the Asilomar State Beach and Conference Center National Historic District when it reaches 50 years of age in 2009.

\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

B12. References

Bernard, Lance V., *Architecture and Regional identity in the San Francisco Bay Area, 1870-1970* (Lewiston, NY: the Edwin Mellen Press, Ltd., 2007).

Boutelle, Sara, *Julia Morgan, Architect*, rev. (New York: Abbeville Press, 1995).

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\_\_\_\_\_, *Asilomar at Sixty* (Monterey, Calif: K/P Graphics, 1974).

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McNeill, Karen Ann, "Building the California Women's Movement: Architecture, Space, and Gender in the Life and Work of Julia Morgan," (Ph.D. diss., University of California, Berkeley, 2006).

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Seavy, Kent L., "National Register of Historic Places Inventory-Nomination Form: Asilomar Conference Center," May 1984.

Thayer, Laura, et al., Storrow Kinsella Partnership, Inc., "Mabel McDowell Elementary School: National Historic Landmark Nomination," 2000.

**Websites:**

<http://www.visitasilomar.com>



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 4R & 4S1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Asilomar State Beach and Conference Grounds

P1. Other Identifier: Housekeeping

\*P2. Location: Not for Publication ☒ Unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Monterey Date 1980 T   ; R   ;    of    of Sec   ;    B.M.

c. Address 800 Asilomar Avenue City Pacific Grove Zip 93950

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 595265 mE/ 4052982 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Concrete steps with exposed aggregate lead to a similar patio that surrounds the eastern elevation of this single-story structure, which features an L-shaped plan, a cross-hipped-gable roof with asphalt shingles, and an open breezeway above the main entrance. The roof extends beyond the structure to create a wide overhang, which has exposed rafters that end flush with the roof line. A shingle-clad chimney protrudes from the hip of the western gable, and skylights have been added to this ell. The southern gable features vents. While all of the walls have high-waisted cladding, including wood shingles on the bottom two thirds and vertical wood boards along the frieze, 10-foot tall, metal fixed and slider windows dominate the southern elevation. These windows open onto a wooden deck that is partially enclosed by a wooden fence. The eastern elevation also features a series of four, 10-foot tall panel windows at the entrance, but sets of three fixed, wood-frame windows are the most common window type. Square, louvered windows or vents pierce the frieze on all sides of the building. A concrete utility ramp leads to a concrete platform at the west side of the building. Plastic sconces decorated with vertical strips of wood adorn the exterior of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP8 or HP39

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) northern elevation, from NE,  
August 22, 2007

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

1965

\*P7. Owner and Address:

California State Department of Parks and Recreation

1416 9th Street

Sacramento, CA 95814

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

September 28, 2007

\*P10. Survey Type: (Describe)

intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Carey & Co., Inc., "Asilomar ADA Compliance Plan," September 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*NRHP Status Code 4R & 4S1

Page 2 of 5 \*Resource Name or # (Assigned by recorder) Asilomar State Beach and Conference Grounds

B1. Historic Name: Housekeeping

B2. Common Name: \_\_\_\_\_

B3. Original Use: hotel and conference rooms

B4. Present Use: hotel and conference rooms

\*B5. Architectural Style: Modernist Bay Area Tradition

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1965

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

none

B9a. Architect: John Carl Warnecke

b. Builder: Comstock Associates

\*B10. Significance: Theme Asilomar since 1958

Area Asilomar, Pacific Grove, CA

Period of Significance 1958-1968

Property Type recreational

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1912, Phoebe Apperson Hearst, widow of mining magnate and senator, George Hearst, and mother of infamous media tycoon, William Randolph Hearst, agreed to host the annual conference of the Pacific Coast branch of the Young Women's Christian Association (YWCA) at her hacienda in Pleasanton, California, with the stipulation that plans for the design and construction of a permanent YWCA conference center be discussed. One year later Asilomar opened. Nestled amid the cypress trees and dunes along the coast between Monterey and Pacific Grove, this "refuge by the sea" was the first conference center for women in the United States and included the entrance gate columns; pathways winding through the dunes, beach, and cypress forests of the thirty-acre site; a temporary dining tent and kitchen; ten tent houses that sat atop raised platforms; and one permanent building, Phoebe Hearst Memorial Hall. Famed San Francisco Bay Area architect Julia Morgan had designed the complex and established the basic principles that would guide development of the grounds over the next fifty-five years: informal one or two-story buildings that featured low roof lines and which rested at variegated levels upon the largely ungraded landscape; use of natural and local building materials, including (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP8 or HP39

\*B12. References:

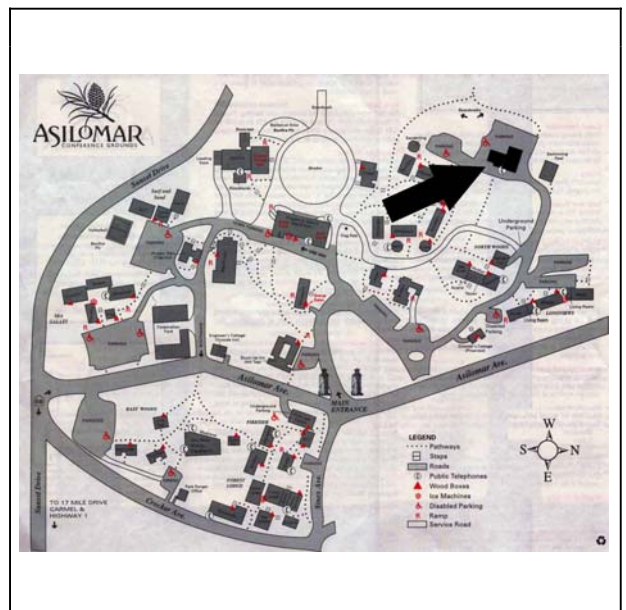
see continuation sheet

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: September 28, 2007

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B10. Significance**

brown shingle wall cladding and river stone-clad columns and chimneys; exposed structural elements that doubled as decorative features; native California plants; and interior and exterior spaces that fostered community. The seven clusters of buildings that John Carl Warnecke and Associates contributed to Asilomar between 1959 and 1968 – Surf and Sand, Sea Galaxy, Corporate Yard, Woodlands and Seascape, Housekeeping, Longviews, and View Crescent – demonstrate a remarkable continuity in location, scale, and design intentions that Morgan established. They also bear the markings in their own right of the work of a master architect and earned him multiple awards.

The State of California purchased Asilomar from the YWCA in 1956 and formed the Asilomar Operating Corporation to run the newest state beach and park. By then, the conference grounds included twenty-seven structures, pathways, and recreational facilities that Julia Morgan had designed between 1913 and 1928. The sale marked the end of decades of creative solutions by the women's organization to sustain the maintenance and development of the site. From the outset, the YWCA offered the use of its facilities to other women's and religious organizations. Within years the general public could vacation there and, by the 1920s, Asilomar had become a favorite tourist destination for California travelers who sought easy access to a rustic coastal refuge that provided modern amenities and recreational activities. Asilomar, along with all other YWCA conference facilities, began to lose money during the late 1920s and the National Board decided to dispense with all of them during the 1930s. In response to these developments, several California YWCA members formed the California Asilomar Committee and operated the grounds for two years. The Visel Brothers then leased and operated the grounds for five years, followed by the National Youth Authority in 1941-1942, and the military used the conference center for family housing during World War II. Following the war, Winifred Heard and others created the Asilomar Foundation and made an arrangement with the National Board to secure funds to renovate, update, and operate Asilomar. Day traffic and conference bookings picked up, but the Asilomar Foundation had a long-term plan to turn the park over to the State of California. Finally, in 1956, they did just that. Upon acquiring the conference center, the state hired John Carl Warnecke and Associates to create a master plan for Asilomar, which included demolishing the tent houses and corporation yard, designing and constructing six new clusters of buildings, and making the grounds more car friendly over a seven year period and at an estimated cost of \$7 million.

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**B10. Significance**

the construction of three large public housing projects in Oakland during World War II. These projects – both Wurster's and Carl I. Warnecke's – focused on functional, modernist buildings that fostered a relationship with the outdoors through their modest height; by orienting the buildings to maximize the amount of natural light that entered them; by providing windows to create natural ventilation; and by including several outdoor communal spaces and playgrounds. It was during this period in Carl I. Warnecke's career that his son joined the office as a draftsman.

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Warnecke characterized his approach to architecture as "contextual." For his buildings from the late 1940s and 1950s, which were mostly modest in scale and located in the region where he grew up, this meant fusing modernism and the international style with the Bay Area Tradition. With the introduction of projects in Thailand and Hawaii, Asian influences strongly entered his vocabulary. The dorms at Berkeley marked a transitional period. He juxtaposed the jarringly tall, international style modern structures in this neighborhood of mostly Bay Area Tradition and Craftsman homes with domestic scale dining halls that bore strong Asian influences. Industrial landscapes like Oakland International Airport released Warnecke from the natural materials of the Bay Tradition and allowed him to experiment with high modernism. Unadorned concrete, steel, and glass came to dominate Warnecke's signature style from the mid-1960s onward. As one architectural critic wrote, however, the John Carl Warnecke and Associates was never predictable because it maintained an unusually high level of concern for the geographical, cultural, and architectural context of a new building's site.

The second of two maintenance facilities that Warnecke designed at Asilomar, Housekeeping shares many design elements with the Corporate Yard that lends it an unusually high degree of architectural merit. These features include the high-waisted cladding that combines wood shingles on the bottom and vertical wood slats on the top. Instead of vents the frieze features metal framed louvered windows (which are replacement windows), and ribbon windows pierce the walls at regular intervals throughout the building. The elements of Housekeeping also give it more formality than the Corporate Yard, particularly the recessed entry under the breezeway. In addition, Housekeeping bears several components of John Carl Warnecke's signature style for other building complexes at Asilomar – the concrete walkway with exposed aggregate and inset wood beams, the plastic lanterns with narrow strips of wood applied to the exterior, a hipped gable roof, and a wall of glass that opens onto a deck at the southern end of the building. Few compromising alterations have been made to this building, and though it replaced a tennis court, it demonstrates continuity with both Julia Morgan and John Carl Warnecke's earlier buildings at Asilomar. It also presents a fine example of Warnecke's contextual approach to architecture.

Although Housekeeping is not yet 50 years old, it may be eligible as a contributor to the Asilomar State Beach and Conference Center National Historic District when it reaches 50 years of age in 2015.

\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

B12. References

Bernard, Lance V., *Architecture and Regional identity in the San Francisco Bay Area, 1870-1970* (Lewiston, NY: the Edwin Mellen Press, Ltd., 2007).

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**Websites:**

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DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
**NRHP Status Code** \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☐ Unrestricted

\*a. County \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

\*P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

\*P6. Date Constructed/Age and Source: ☐ Historic ☐ Prehistoric  
☐ Both

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address) \_\_\_\_\_

\*P9. Date Recorded: \_\_\_\_\_

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") \_\_\_\_\_

\*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page \_\_\_\_\_ of \_\_\_\_\_ \*NRHP Status Code \_\_\_\_\_  
\*Resource Name or # (Assigned by recorder) \_\_\_\_\_  
B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: \_\_\_\_\_ B4. Present Use: \_\_\_\_\_  
\*B5. Architectural Style: \_\_\_\_\_  
\*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

\*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_  
\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
\*B12. References: \_\_\_\_\_

B13. Remarks: \_\_\_\_\_

(Sketch Map with north arrow required.)

\*B14. Evaluator: \_\_\_\_\_  
\*Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)

\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B10. Significance**

brown shingle wall cladding and river stone-clad columns and chimneys; exposed structural elements that doubled as decorative features; native California plants; and interior and exterior spaces that fostered community. The seven clusters of buildings that John Carl Warnecke and Associates contributed to Asilomar between 1959 and 1968 – Surf and Sand, Sea Galaxy, Corporate Yard, Woodlands and Seascape, Housekeeping, Longviews, and View Crescent – demonstrate a remarkable continuity in location, scale, and design intentions that Morgan established. They also bear the markings in their own right of the work of a master architect and earned him multiple awards.

The State of California purchased Asilomar from the YWCA in 1956 and formed the Asilomar Operating Corporation to run the newest state beach and park. By then, the conference grounds included twenty-seven structures, pathways, and recreational facilities that Julia Morgan had designed between 1913 and 1928. The sale marked the end of decades of creative solutions by the women's organization to sustain the maintenance and development of the site. From the outset, the YWCA offered the use of its facilities to other women's and religious organizations. Within years the general public could vacation there and, by the 1920s, Asilomar had become a favorite tourist destination for California travelers who sought easy access to a rustic coastal refuge that provided modern amenities and recreational activities. Asilomar, along with all other YWCA conference facilities, began to lose money during the late 1920s and the National Board decided to dispense with all of them during the 1930s. In response to these developments, several California YWCA members formed the California Asilomar Committee and operated the grounds for two years. The Visel Brothers then leased and operated the grounds for five years, followed by the National Youth Authority in 1941-1942, and the military used the conference center for family housing during World War II. Following the war, Winifred Heard and others created the Asilomar Foundation and made an arrangement with the National Board to secure funds to renovate, update, and operate Asilomar. Day traffic and conference bookings picked up, but the Asilomar Foundation had a long-term plan to turn the park over to the State of California. Finally, in 1956, they did just that. Upon acquiring the conference center, the state hired John Carl Warnecke and Associates to create a master plan for Asilomar, which included demolishing the tent houses and corporation yard, designing and constructing six new clusters of buildings, and making the grounds more car friendly over a seven year period and at an estimated cost of \$7 million.

John Carl Warnecke was born in Oakland, California, in 1919 to Margaret K. and Carl I. Warnecke, an architect. His father, along with Chester H. Miller, opened an architectural firm in Oakland in 1911 and a second office in San Francisco in 1924. Little is known about their work, but the partnership lasted for forty years and produced residential structures and at least two women's club buildings in Oakland. Growing up in Oakland, John Carl Warnecke would have been surrounded by an eclectic mix of architecture, including Mediterranean-inspired villas, Storybook houses, Beaux-Arts style public buildings, and Art Deco movie palaces. The architecture of the neighborhood where John Carl Warnecke grew up and the few articles about his father's work that have been tracked down suggests that the elder Warnecke was schooled in the Beaux-Arts tradition and preferred the Mediterranean style. The Bay Area Tradition, however, dominated the landscape at this time. Berkeley-based architect Bernard Maybeck was arguably the most influential practitioner of this style, though he was one of many architects who developed this regional vocabulary before the First World War. Among the most common characteristics of the Bay Area Tradition are modest-size buildings that blend into the landscape through the use of natural materials (wood, shingles, glass, and stone), absence of applied decoration, and carefully planned "wild" gardens. Exposed structural elements double as decorative elements on the exteriors and interiors of these buildings, which also feature relatively flexible, informal floor plans and celebrate indoor-outdoor living. These principles influenced Bay Area architecture for nearly a century. Importantly, William Wurster was adapting aspects of the emerging International Style to the Bay Area Tradition during John Carl Warnecke's childhood and adolescence.

John Carl Warnecke's architectural career began as World War II approached. He apprenticed in the office of San Francisco City Hall architect Arthur Brown, Jr., during the summer of 1939. After graduating from Stanford University in 1941, where he had been a football star on the university's undefeated 1940, Rose Bowl-winning team, Warnecke studied under Modernist master Walter Gropius at Harvard's Graduate School of Design. Warnecke earned his Bachelors Degree in Architecture from Harvard in 1942, completing in just one year a normally three-year program. He returned to California and was first employed as assistant technical director of the housing authority in Richmond where, notably, huge tracts of public housing designed by William Wurster for the thousands of shipyard workers who poured into the area were being constructed. The elder Warnecke, meanwhile, was serving as Chairman of the Board of Architects of the Oakland Housing Authority, which

\*Recorded by: Carey & Co., Inc.

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**B10. Significance**

oversaw the construction of three large public housing projects in Oakland during World War II. These projects – both Wurster's and Carl I. Warnecke's – focused on functional, modernist buildings that fostered a relationship with the outdoors through their modest height; by orienting the buildings to maximize the amount of natural light that entered them; by providing windows to create natural ventilation; and by including several outdoor communal spaces and playgrounds. It was during this period in Carl I. Warnecke's career that his son joined the office as a draftsman.

After World War II, John Carl Warnecke opened his own small office, which he relocated to San Francisco in 1950. As one writer wrote, the good reputation of the Warnecke name preceded the young architect and undoubtedly helped him get a foothold in the profession. Schools dominated the work that this office received during the late 1940s and early 1950s and resulted in some of the firm's earliest awards. By 1954, Warnecke employed twenty-five people. That number grew to sixty over the next six years, as Warnecke's reputation gained international acclaim and his commissions grew to monumental proportions. Among the most notable masterpieces he completed during this period were the Mark Thomas Inn and Del Monte shopping center in Monterey; the American Embassy in Bangkok, Thailand; three, nine-story dormitory complexes at the University of California, Berkeley; the capitol building for the new state of Hawaii; and Oakland International Airport. In 1962 President John F. Kennedy commissioned Warnecke's office to renovate several buildings at Lafayette Square in Washington, D.C., and to design new government offices. That commission led to the design of private homes for Senators Edward and Robert Kennedy, as well as to John F. Kennedy's gravesite at Arlington National Cemetery. With the list of clients, commissions, and awards steadily growing, so did Warnecke's national and international reputation. His firm ultimately accrued more than one hundred national and regional awards for excellence. By 1970 John Warnecke and Associates counted 125 employees in four offices: two large ones in San Francisco and New York City, and two small ones in Washington, D.C., and Honolulu, Hawaii. It was one of the first mega-firms of the twentieth century, and Warnecke had established himself as one of the master architects of the postwar era.

Warnecke characterized his approach to architecture as "contextual." For his buildings from the late 1940s and 1950s, which were mostly modest in scale and located in the region where he grew up, this meant fusing modernism and the international style with the Bay Area Tradition. With the introduction of projects in Thailand and Hawaii, Asian influences strongly entered his vocabulary. The dorms at Berkeley marked a transitional period. He juxtaposed the jarringly tall, international style modern structures in this neighborhood of mostly Bay Area Tradition and Craftsman homes with domestic scale dining halls that bore strong Asian influences. Industrial landscapes like Oakland International Airport released Warnecke from the natural materials of the Bay Tradition and allowed him to experiment with high modernism. Unadorned concrete, steel, and glass came to dominate Warnecke's signature style. As one architectural critic wrote, however, the John Carl Warnecke and Associates was never predictable because it maintained an unusually high level of concern for the geographical, cultural, and architectural context of a new building's site.

Warnecke implemented his contextual approach to architecture when he designed Longviews. The three buildings replaced three Julia Morgan tent houses in 1966, but replicated the tent houses in scale, location, simplicity, and intention. Originally, each building housed fifteen rooms accessed by a double loaded corridor, and guests shared communal bathroom facilities. Such minimal accommodations indicate that Warnecke designed Longviews as an inexpensive option at the conference grounds, just as the tents had housed college girls who attended YWCA conferences. Warnecke and Associates received both the Governor's Design Award from the State of California and an Honor Award from the American Society of Landscape Architects in 1966 for work at the Asilomar Hotel and Conference Grounds, possibly – but not certainly – for Longviews.

Little more than the original exterior walls, footings, and girders of Longviews remain standing. In 1982 the Monterey-based architecture firm of Fred Keeble and George Rhoda completely redesigned the interior and exterior of the buildings. They demolished the interior and created ten suites accessed via an exterior door. Each suite contains private bathroom facilities. Other alterations include the addition of the trellis, wrap-around porches, communal rooms, and retaining wall. While respectful of Warnecke's signature at Asilomar, the buildings have been altered beyond recognition. These alterations render Longviews ineligible for the California Register of Historic Resources and the National Register of Historic Places. Although the buildings are ineligible, their setting is integral to the original design of Asilomar State Beach and Conference Grounds. More than any other additions to the conference grounds since 1958, these buildings follow almost exactly the footprint that Julia Morgan first planned in 1913.

\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

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State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
**NRHP Status Code** 4R & 4S1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Asilomar State Beach and Conference Grounds

P1. Other Identifier: Sea Galaxy

\*P2. Location: Not for Publication ☒ Unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Monterey Date 1980 T   ; R   ;    of    of Sec   ;    B.M.

c. Address 800 Asilomar Avenue City Pacific Grove Zip 93950

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 595265 mE/ 4052982 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Sea Galaxy consists of five buildings organized around a courtyard with planters, trees, stairs, and benches. The courtyards also has a concrete surface and pathways with exposed aggregate and inset wood beams. Nautilus has a rectangular plan, and Titus has a square plan. They are both single-story structures with asphalt shingle-clad hipped gable roofs that extend beyond the building to form a wide overhang with exposed, shaped rafter tails. Triton's tails have been covered with copper. The walls have both wood shingle and board and batten cladding. Wide structural columns project from the building and are clad with river stone, which also clads the chimney and the retaining wall that support the earthen platform upon which these buildings stand. Floor-to-ceiling windows dominate the north and south elevations of Nautilus. They include metal frame, sliding glass doors and metal frame, louvered windows that flank either side of the double entrance doors. Triton has this same louvered window and door arrangement on its north and south sides. A series of narrow, floor-to-ceiling vertical wood frame, fixed windows wrap around the northwest and southwest corners Triton, and the center of the western facade features floor-to-ceiling metal fixed windows and a glass sliding door.

The three residence halls are two-story structures with rectangular plans, hipped gable roofs with asphalt shingles, (see continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP5, HP28, HP29, HP46

\*P4. Resources Present: ☒ Building    Structure    Object    Site    District ☒ Element of District    Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Nautilus and Cypress, from north, August 22, 2007

\*P6. Date Constructed/Age and

Source: ☒ Historic    Prehistoric     
Both

1964

\*P7. Owner and Address:

California State Department of Parks and Recreation

1416 9th Street

Sacramento, CA 95814

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

September 28, 2007

\*P10. Survey Type: (Describe)

intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Carey & Co., Inc., "Asilomar ADA Compliance Plan," September 2007.

\*Attachments:    NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

   Archaeological Record    District Record    Linear Feature Record    Milling Station Record    Rock Art Record

   Artifact Record    Photograph Record    Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*NRHP Status Code 4R & 4S1

Page 2 of 5 \*Resource Name or # (Assigned by recorder) Asilomar State Beach and Conference Grounds

B1. Historic Name: Sea Galaxy

B2. Common Name: \_\_\_\_\_

B3. Original Use: hotel and conference rooms

B4. Present Use: hotel and conference rooms

\*B5. Architectural Style: Modernist Bay Area Tradition

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1964

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

none

B9a. Architect: John Carl Warnecke

b. Builder: Comstock Associates

\*B10. Significance: Theme Asilomar since 1958

Area Asilomar, Pacific Grove, CA

Period of Significance 1958-1968

Property Type recreational

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1912, Phoebe Apperson Hearst, widow of mining magnate and senator, George Hearst, and mother of infamous media tycoon, William Randolph Hearst, agreed to host the annual conference of the Pacific Coast branch of the Young Women's Christian Association (YWCA) at her hacienda in Pleasanton, California, with the stipulation that plans for the design and construction of a permanent YWCA conference center be discussed. One year later Asilomar opened. Nestled amid the cypress trees and dunes along the coast between Monterey and Pacific Grove, this "refuge by the sea" was the first conference center for women in the United States and included the entrance gate columns; pathways winding through the dunes, beach, and cypress forests of the thirty-acre site; a temporary dining tent and kitchen; ten tent houses that sat atop raised platforms; and one permanent building, Phoebe Hearst Memorial Hall. Famed San Francisco Bay Area architect Julia Morgan had designed the complex and established the basic principles that would guide development of the grounds over the next fifty-five years: informal one or two-story buildings that featured low roof lines and which rested at variegated levels upon the largely ungraded landscape; use of natural and local building materials, including (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP5, HP28, HP29, HP46

\*B12. References:

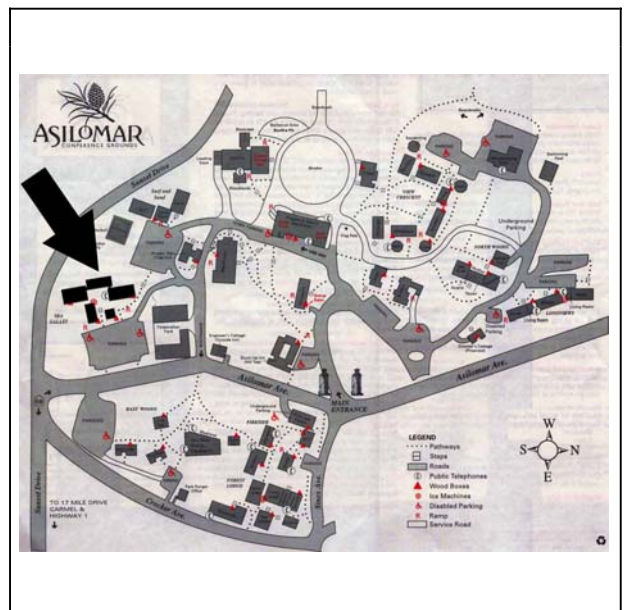
see continuation sheet

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: September 28, 2007

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**P3a. Description**

and walls that are clad with wood shingles. The roofs extend beyond the structure to create wide overhangs with exposed and shaped rafter tails, and the overhangs form a roof over the balconies on the eastern and western elevations. Only the west elevation of each building has windows, which include a series of narrow, floor-to-ceiling louvers and fixed wood frame windows, as well as a metal frame sliding glass door. At the first story, these sliding glass doors open onto an unpartitioned deck that features a continuous wooden bench/balustrade. The sliding glass doors of the second story open onto individual balconies with balustrades of widely-spaced wood horizontal and cross beams. A continuous, second-story balcony and walkway that wraps around the northern, southern, eastern elevations connects the three buildings. Widely spaced horizontal and vertical beams comprise the balustrade. A combination of wood posts and short and wide river stone-clad columns support the balcony. All three buildings have at least one wide, river stone-clad chimney located at the ends of the gable. Apart from the chimney at the southern end of Winward, these are entirely exterior features, visible from the ground and to well above the roof. Stone retaining walls are located just to the west of Shores and Winward feature stone retaining walls, and plastic lamps with narrow, vertical pieces of decorative wood hang periodically along the eastern facades of these buildings.

**B10. Significance**

brown shingle wall cladding and river stone-clad columns and chimneys; exposed structural elements that doubled as decorative features; native California plants; and interior and exterior spaces that fostered community. The seven clusters of buildings that John Carl Warnecke and Associates contributed to Asilomar between 1959 and 1968 – Surf and Sand, Sea Galaxy, Corporate Yard, Woodlands and Seascape, Housekeeping, Longviews, and View Crescent – demonstrate a remarkable continuity in location, scale, and design intentions that Morgan established. They also bear the markings in their own right of the work of a master architect and earned him multiple awards.

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**B10. Significance**

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John Carl Warnecke's architectural career began as World War II approached. He apprenticed in the office of San Francisco City Hall architect Arthur Brown, Jr., during the summer of 1939. After graduating from Stanford University in 1941, where he had been a football star on the university's undefeated 1940, Rose Bowl-winning team, Warnecke studied under Modernist master Walter Gropius at Harvard's Graduate School of Design. Warnecke earned his Bachelors Degree in Architecture from Harvard in 1942, completing in just one year a normally three-year program. He returned to California and was first employed as assistant technical director of the housing authority in Richmond where, notably, huge tracts of public housing designed by William Wurster for the thousands of shipyard workers who poured into the area were being constructed. The elder Warnecke, meanwhile, was serving as Chairman of the Board of Architects of the Oakland Housing Authority, which oversaw the construction of three large public housing projects in Oakland during World War II. These projects – both Wurster's and Carl I. Warnecke's – focused on functional, modernist buildings that fostered a relationship with the outdoors through their modest height; by orienting the buildings to maximize the amount of natural light that entered them; by providing windows to create natural ventilation; and by including several outdoor communal spaces and playgrounds. It was during this period in Carl I. Warnecke's career that his son joined the office as a draftsman.

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Warnecke characterized his approach to architecture as "contextual." For his buildings from the late 1940s and 1950s, which were mostly modest in scale and located in the region where he grew up, this meant fusing modernism and the international style with the Bay Area Tradition. With the introduction of projects in Thailand and Hawaii, Asian influences strongly entered his vocabulary. The dorms at Berkeley marked a transitional period. He juxtaposed the jarringly tall, international style modern structures in this neighborhood of mostly Bay Area Tradition and Craftsman homes with domestic scale dining halls that bore strong Asian influences. Industrial landscapes like Oakland International Airport released Warnecke from the natural materials of the Bay Tradition and allowed him to experiment with high modernism. Unadorned concrete, steel, and glass came to dominate Warnecke's signature style. As one architectural critic wrote, however, the John Carl Warnecke and Associates was never predictable because it maintained an unusually high level of concern for the geographical, cultural, and architectural context of a new building's site.

Warnecke designed Sea Galaxy for the Asilomar Conference Grounds in 1964. It exemplifies his brand of contextualization, in this case fusing the Bay Area Tradition of Julia Morgan's buildings at Asilomar with Warnecke's own interest in modernism and Asian architecture – not to mention his previous designs at Asilomar. Rather than floating atop a raised wooden platform, like Surf and Sand or Woodlands and Seascape, the meeting rooms at Sea Galaxy sit atop an earthen platform, which creates the illusion that Warnecke followed Julia Morgan's example in allowing the natural contours of the land to dictate the site of a building rather than grading the ground extensively to create a flat landscape on which to build. The complex as a whole is large

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\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B10. Significance**

compared to Morgan's buildings, and the residence halls are much larger than those at Surf and Sand or Longviews; individually, however, the buildings at Sea Galaxy retain the scale that Morgan established and blend comfortably with the natural environment through their combination of wood shingles, extensive use of glass, river stone-clad retaining walls and exterior chimneys. These chimneys are dominant features of each building, continuing the idea of the hearth as the focal point for community at Asilomar. Warnecke created a unified composition with these five buildings, literally, by using a continuous balcony to connect all three residential buildings, and a continuous porch along the ground story of each residence hall. By locating the meeting halls on a raised platform, he minimized the jarring visual impact that the height differential would have created otherwise. Paths and terraces of concrete with exposed aggregate and inset wood beams further unite the complex and continue a design element that Warnecke started with Woodlands and Seascape.

Although Seascape is not yet 50 years old, they appear to be eligible as contributors to the Asilomar State Beach and Conference Grounds National Historic District when they reach 50 years of age in 2014.

**B12. References**

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State of California The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
**NRHP Status Code** 4R & 4S1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Asilomar State Beach and Conference Grounds

P1. Other Identifier: Surf and Sand

\*P2. Location: Not for Publication ☒ Unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Monterey Date 1980 T   ; R   ;    of    of Sec   ;    B.M.

c. Address 800 Asilomar Avenue City Pacific Grove Zip 93950

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 595265 mE/ 4052982 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Surf & Sand is a complex of three, one-story structures constructed on raised wooden platforms and located in a dunes setting. Concrete pathways with exposed aggregate create connect the buildings. "Living Room" is square in plan and has a pyramidal roof with asphalt shingles. The roof extends beyond the building to form a wide overhang, which features exposed rafters and rafter tails that are painted wood and shaped. A stone-clad chimney emerges from the south-center part of the roof. While the east elevation is clad with wood shingles, floor-to-ceiling metal fixed and slider windows comprise the walls of the other three sides, essentially creating resulting in a glass box. These windows reveal metal braces at the northwest and southwest corners of the building, and the doors open onto a broad wooden deck, upon which a continuous wooden bench forms the balustrade.

The two residential structures flanking either side of the "living room" are identical. They are rectangular in plan with a hipped roof that is clad with asphalt shingles and extends beyond the structure to create a wide overhang. The eaves shelter create a partial roof for the deck and feature exposed rafters and rafter tails that are made of painted and shaped wood. Wood shingles clad all walls, though floor-to-ceiling metal fixed and slider windows dominate the south and west elevations of Sand and Surf, respectively. These windows open onto a deck that is separated by wood partitions. A continuous bench serves as the balustrade for the deck. No other elevation of "Surf" or "Sand" has windows. A cinder block retaining wall separates and protects "Sand" from the dune that abuts it to the north.

\*P3b. Resource Attributes: (List attributes and codes) HP5, HP29, HP30,

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Living room (foreground)  
& Surf, August 22, 2007

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

1959

\*P7. Owner and Address:

California State Department of Parks and Recreation

1416 9th Street

Sacramento, CA 95814

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

September 28, 2007

\*P10. Survey Type: (Describe)

intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Carey & Co., Inc., "Asilomar ADA Compliance Plan," September 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*NRHP Status Code 4R & 4S1

Page 2 of 5 \*Resource Name or # (Assigned by recorder) Asilomar State Beach and Conference Grounds

B1. Historic Name: Surf and Sand

B2. Common Name: \_\_\_\_\_

B3. Original Use: hotel and conference rooms

B4. Present Use: hotel and conference rooms

\*B5. Architectural Style: Modernist Bay Area Tradition

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1959

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

none

B9a. Architect: John Carl Warnecke

b. Builder: Comstock Associates

\*B10. Significance: Theme Asilomar since 1958

Area Asilomar, Pacific Grove, CA

Period of Significance 1958-1968

Property Type recreational

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1912, Phoebe Apperson Hearst, widow of mining magnate and senator, George Hearst, and mother of infamous media tycoon, William Randolph Hearst, agreed to host the annual conference of the Pacific Coast branch of the Young Women's Christian Association (YWCA) at her hacienda in Pleasanton, California, with the stipulation that plans for the design and construction of a permanent YWCA conference center be discussed. One year later Asilomar opened. Nestled amid the cypress trees and dunes along the coast between Monterey and Pacific Grove, this "refuge by the sea" was the first conference center for women in the United States and included the entrance gate columns; pathways winding through the dunes, beach, and cypress forests of the thirty-acre site; a temporary dining tent and kitchen; ten tent houses that sat atop raised platforms; and one permanent building, Phoebe Hearst Memorial Hall. Famed San Francisco Bay Area architect Julia Morgan had designed the complex and established the basic principles that would guide development of the grounds over the next fifty-five years: informal one or two-story buildings that featured low roof lines and which rested at variegated levels upon the largely ungraded landscape; use of natural and local building materials, including (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP5, HP29, HP30,

\*B12. References:

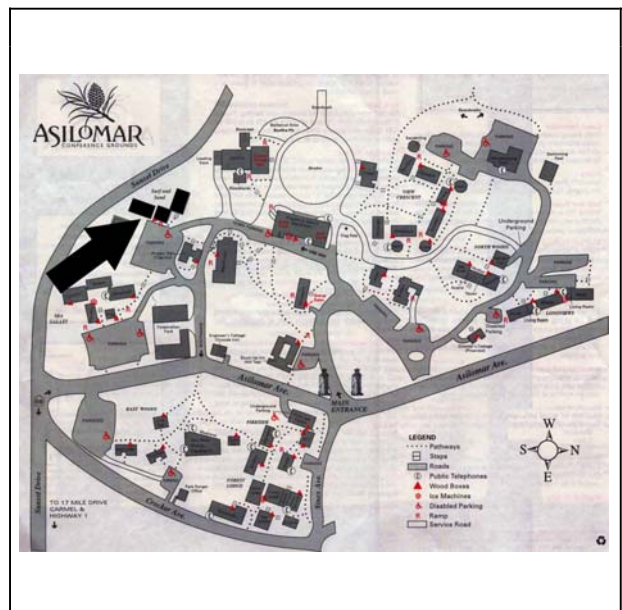
see continuation sheet

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: September 28, 2007

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B10. Significance**

brown shingle wall cladding and river stone-clad columns and chimneys; exposed structural elements that doubled as decorative features; native California plants; and interior and exterior spaces that fostered community. The seven clusters of buildings that John Carl Warnecke and Associates contributed to Asilomar between 1959 and 1968 – Surf and Sand, Sea Galaxy, Corporate Yard, Woodlands and Seascape, Housekeeping, Longviews, and View Crescent – demonstrate a remarkable continuity in location, scale, and design intentions that Morgan established. They also bear the markings in their own right of the work of a master architect and earned him multiple awards.

The State of California purchased Asilomar from the YWCA in 1956 and formed the Asilomar Operating Corporation to run the newest state beach and park. By then, the conference grounds included twenty-seven structures, pathways, and recreational facilities that Julia Morgan had designed between 1913 and 1928. The sale marked the end of decades of creative solutions by the women's organization to sustain the maintenance and development of the site. From the outset, the YWCA offered the use of its facilities to other women's and religious organizations. Within years the general public could vacation there and, by the 1920s, Asilomar had become a favorite tourist destination for California travelers who sought easy access to a rustic coastal refuge that provided modern amenities and recreational activities. Asilomar, along with all other YWCA conference facilities, began to lose money during the late 1920s and the National Board decided to dispense with all of them during the 1930s. In response to these developments, several California YWCA members formed the California Asilomar Committee and operated the grounds for two years. The Visel Brothers then leased and operated the grounds for five years, followed by the National Youth Authority in 1941-1942, and the military used the conference center for family housing during World War II. Following the war, Winifred Heard and others created the Asilomar Foundation and made an arrangement with the National Board to secure funds to renovate, update, and operate Asilomar. Day traffic and conference bookings picked up, but the Asilomar Foundation had a long-term plan to turn the park over to the State of California. Finally, in 1956, they did just that. Upon acquiring the conference center, the state hired John Carl Warnecke and Associates to create a master plan for Asilomar, which included demolishing the tent houses and corporation yard, designing and constructing six new clusters of buildings, and making the grounds more car friendly over a seven year period and at an estimated cost of \$7 million.

John Carl Warnecke was born in Oakland, California, in 1919 to Margaret K. and Carl I. Warnecke, an architect. His father, along with Chester H. Miller, opened an architectural firm in Oakland in 1911 and a second office in San Francisco in 1924. Little is known about their work, but the partnership lasted for forty years and produced residential structures and at least two women's club buildings in Oakland. Growing up in Oakland, John Carl Warnecke would have been surrounded by an eclectic mix of architecture, including Mediterranean-inspired villas, Storybook houses, Beaux-Arts style public buildings, and Art Deco movie palaces. The architecture of the neighborhood where John Carl Warnecke grew up and the few articles about his father's work that have been tracked down suggests that the elder Warnecke was schooled in the Beaux-Arts tradition and preferred the Mediterranean style. The Bay Area Tradition, however, dominated the landscape at this time. Berkeley-based architect Bernard Maybeck was arguably the most influential practitioner of this style, though he was one of many architects who developed this regional vocabulary before the First World War. Among the most common characteristics of the Bay Area Tradition are modest-size buildings that blend into the landscape through the use of natural materials (wood, shingles, glass, and stone), absence of applied decoration, and carefully planned "wild" gardens. Exposed structural elements double as decorative elements on the exteriors and interiors of these buildings, which also feature relatively flexible, informal floor plans and celebrate indoor-outdoor living. These principles influenced Bay Area architecture for nearly a century. Importantly, William Wurster was adapting aspects of the emerging International Style to the Bay Area Tradition during John Carl Warnecke's childhood and adolescence.

John Carl Warnecke's architectural career began as World War II approached. He apprenticed in the office of San Francisco City Hall architect Arthur Brown, Jr., during the summer of 1939. After graduating from Stanford University in 1941, where he had been a football star on the university's undefeated 1940, Rose Bowl-winning team, Warnecke studied under Modernist master Walter Gropius at Harvard's Graduate School of Design. Warnecke earned his Bachelors Degree in Architecture from Harvard in 1942, completing in just one year a normally three-year program. He returned to California and was first employed as assistant technical director of the housing authority in Richmond where, notably, huge tracts of public housing designed by William Wurster for the thousands of shipyard workers who poured into the area were being constructed. The elder Warnecke, meanwhile, was serving as Chairman of the Board of Architects of the Oakland Housing Authority, which oversaw the construction of three large public housing projects in Oakland during World War II. These projects – both Wurster's and

\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B10. Significance**

Carl I. Warnecke's – focused on functional, modernist buildings that fostered a relationship with the outdoors through their modest height; by orienting the buildings to maximize the amount of natural light that entered them; by providing windows to create natural ventilation; and by including several outdoor communal spaces and playgrounds. It was during this period in Carl I. Warnecke's career that his son joined the office as a draftsman.

After World War II, John Carl Warnecke opened his own small office, which he relocated to San Francisco in 1950. As one writer wrote, the good reputation of the Warnecke name preceded the young architect and undoubtedly helped him get a foothold in the profession. Schools dominated the work that this office received during the late 1940s and early 1950s and resulted in some of the firm's earliest awards. By 1954, Warnecke employed twenty-five people. That number grew to sixty over the next six years, as Warnecke's reputation gained international acclaim and his commissions grew to monumental proportions. Among the most notable masterpieces he completed during this period were the Mark Thomas Inn and Del Monte shopping center in Monterey; the American Embassy in Bangkok, Thailand; three, nine-story dormitory complexes at the University of California, Berkeley; the capitol building for the new state of Hawaii; and Oakland International Airport. In 1962 President John F. Kennedy commissioned Warnecke's office to renovate several buildings at Lafayette Square in Washington, D.C., and to design new government offices. That commission led to the design of private homes for Senators Edward and Robert Kennedy, as well as to John F. Kennedy's gravesite at Arlington National Cemetery. With the list of clients, commissions, and awards steadily growing, so did Warnecke's national and international reputation. His firm ultimately accrued more than one hundred national and regional awards for excellence. By 1970 John Warnecke and Associates counted 125 employees in four offices: two large ones in San Francisco and New York City, and two small ones in Washington, D.C., and Honolulu, Hawaii. It was one of the first mega-firms of the twentieth century, and Warnecke had established himself as one of the master architects of the postwar era.

Warnecke characterized his approach to architecture as "contextual." For his buildings from the late 1940s and 1950s, which were mostly modest in scale and located in the region where he grew up, this meant fusing modernism and the international style with the Bay Area Tradition. With the introduction of projects in Thailand and Hawaii, Asian influences strongly entered his vocabulary. The dorms at Berkeley marked a transitional period. He juxtaposed the jarringly tall, international style modern structures in this neighborhood of mostly Bay Area Tradition and Craftsman homes with domestic scale dining halls that bore strong Asian influences. Industrial landscapes like Oakland International Airport released Warnecke from the natural materials of the Bay Tradition and allowed him to experiment with high modernism. Unadorned concrete, steel, and glass came to dominate Warnecke's signature style. As one architectural critic wrote, however, the John Carl Warnecke and Associates was never predictable because it maintained an unusually high level of concern for the geographical, cultural, and architectural context of a new building's site.

Built in 1959, Surf and Sand marked Warnecke's first contribution to the Asilomar Conference Grounds. The modernist glass box "living room" that floats atop the wooden platform departs significantly from Julia Morgan's early twentieth-century craftsmen designs; instead, it bears the signature of Warnecke and reflects the influence of Asian architecture on his work at this time, just a few years after completing the design for the American Embassy in Bangkok. Over all, Warnecke's first additions to Asilomar demonstrate great continuity in scale, materials, and plan with Julia Morgan's original designs. Like Morgan, Warnecke designed buildings constructed with wood, glass, and river stone. Though Warnecke broke up the public and private buildings into three buildings, he, like Morgan, organized the complex around a communal space that features a large hearth. The long, rectangular plan and the essentially open-sided elevations of the Surf and Sand residential buildings also took their cue from the tent houses that Morgan designed. This complex captured the attention of the architectural community; it was featured in *Architectural Record*, and the American Institute of Architects conferred upon Warnecke and Associates an Award of Merit for Surf and Sand in 1960.

Although Surf and Sand are not yet 50 years old, they appear to be eligible on their own and as contributors to the Asilomar State Beach and Conference Grounds National Historic District when they reach 50 years of age in 2009.

\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

B12. References

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McNeill, Karen Ann, "Building the California Women's Movement: Architecture, Space, and Gender in the Life and Work of Julia Morgan," (Ph.D. diss., University of California, Berkeley, 2006).

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Thayer, Laura, et al., Storrow Kinsella Partnership, Inc., "Mabel McDowell Elementary School: National Historic Landmark Nomination," 2000.

**Websites:**

<http://www.visitasilomar.com>



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
**NRHP Status Code** 4R & 4S1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Asilomar State Beach and Conference Grounds

P1. Other Identifier: View Crescent

\*P2. Location: Not for Publication ☒ Unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Monterey Date 1980 T   ; R   ;    of    of Sec   ;    B.M.

c. Address 800 Asilomar Avenue City Pacific Grove Zip 93950

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 595265 mE/ 4052982 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

View Crescent includes four, single-story octagonal, hipped-roof structures and three sets of two, two-story rectangular gabled structures. They are divided into three clusters and organized around a central circle in the middle of which is a dune-like landscape comprised of cypress trees, sand, and native plants. Each cluster of buildings stands atop a raised, red painted wooden platform, which form the court around which each cluster is organized. Asphalt pathways link each cluster. The octagonal buildings have wood shingle-clad walls and asphalt shingle-clad roofs, which are topped with a glazed pyramid. A river stone clad chimney emerges from the roof, and each corner is recessed and notched to accommodate two floor-to-ceiling, single pane, metal frame fixed windows that meet at a right angle. The rectangular buildings, or residence halls, also feature wood shingle walls and asphalt shingle roofs. They all feature cantilevered rafters that extend beyond the roof in accordance with the balconies. Metal rods attach the eaves to the second-story balconies for each room, thereby creating the support mechanism for the balconies. A combination of wood shingle-clad walls and metal balusters and coping form the balustrade for these second-story balconies, while a u-shaped wooden bench forms the balustrade for the first-story balconies. Windows on this side of the building include eight-foot, single pane metal sliders that open onto the balconies, and which are flanked on either side by narrow, eight-foot tall louvers. The second story has an additional (see continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP5

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Whitecaps at View Crescent  
southern elevation, August 22, 2007

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

1968

\*P7. Owner and Address:

California State Department of Parks and Recreation

1416 9th Street

Sacramento, CA 95814

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

September 28, 2007

\*P10. Survey Type: (Describe)

intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Carey & Co., Inc., "Asilomar ADA Compliance Plan," September 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*NRHP Status Code 4R & 4S1

Page 2 of 5 \*Resource Name or # (Assigned by recorder) Asilomar State Beach and Conference Grounds

B1. Historic Name: View Crescent

B2. Common Name: \_\_\_\_\_

B3. Original Use: dining accommodations B4. Present Use: dining accommodations

\*B5. Architectural Style: Modernist Bay Area Tradition

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1961

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

none

B9a. Architect: John Carl Warnecke b. Builder: unknown

\*B10. Significance: Theme Asilomar since 1958 Area Asilomar, Pacific Grove, CA

Period of Significance 1958-1963 Property Type recreational Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1912, Phoebe Apperson Hearst, widow of mining magnate and senator, George Hearst, and mother of infamous media tycoon, William Randolph Hearst, agreed to host the annual conference of the Pacific Coast branch of the Young Women's Christian Association (YWCA) at her hacienda in Pleasanton, California, with the stipulation that plans for the design and construction of a permanent YWCA conference center be discussed. One year later Asilomar opened. Nestled amid the cypress trees and dunes along the coast between Monterey and Pacific Grove, this "refuge by the sea" was the first conference center for women in the United States and included the entrance gate columns; pathways winding through the dunes, beach, and cypress forests of the thirty-acre site; a temporary dining tent and kitchen; ten tent houses that sat atop raised platforms; and one permanent building, Phoebe Hearst Memorial Hall. Famed San Francisco Bay Area architect Julia Morgan had designed the complex and established the basic principles that would guide development of the grounds over the next fifty-five years: informal one or two-story buildings that featured low roof lines and which rested at variegated levels upon the largely ungraded landscape; use of natural and local building materials, including (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP5

\*B12. References:

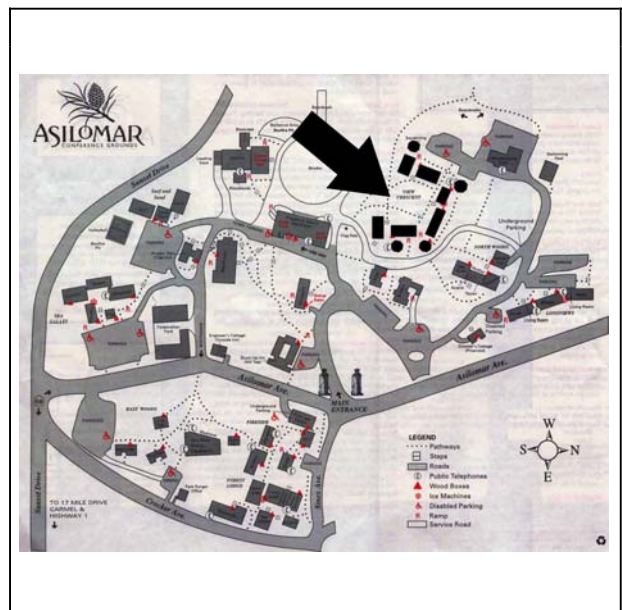
see continuation sheet

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: September 28, 2007

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**P3a. Description**

fixed metal- frame, narrow window above the slider. A single, fixed and narrow, eight-foot tall glazed window is located at either end of the courtyard side of the buildings. A continuous second-story balcony supported by metal rods that extend from the wide eave overhang links the buildings on the courtyard side. Wood posts support the elevated pathway between the buildings, and these balconies/pathways feature a solid, wood shingle-clad balustrade, which continues along the exterior stairways from the ground level to the second story. Each end of the gable is recessed and features vents; one end also features a large river stone-clad chimney.

**B10. Significance**

brown shingle wall cladding and river stone-clad columns and chimneys; exposed structural elements that doubled as decorative features; native California plants; and interior and exterior spaces that fostered community. The seven clusters of buildings that John Carl Warnecke and Associates contributed to Asilomar between 1959 and 1968 – Surf and Sand, Sea Galaxy, Corporate Yard, Woodlands and Seascape, Housekeeping, Longviews, and View Crescent – demonstrate a remarkable continuity in location, scale, and design intentions that Morgan established. They also bear the markings in their own right of the work of a master architect and earned him multiple awards.

The State of California purchased Asilomar from the YWCA in 1956 and formed the Asilomar Operating Corporation to run the newest state beach and park. By then, the conference grounds included twenty-seven structures, pathways, and recreational facilities that Julia Morgan had designed between 1913 and 1928. The sale marked the end of decades of creative solutions by the women's organization to sustain the maintenance and development of the site. From the outset, the YWCA offered the use of its facilities to other women's and religious organizations. Within years the general public could vacation there and, by the 1920s, Asilomar had become a favorite tourist destination for California travelers who sought easy access to a rustic coastal refuge that provided modern amenities and recreational activities. Asilomar, along with all other YWCA conference facilities, began to lose money during the late 1920s and the National Board decided to dispense with all of them during the 1930s. In response to these developments, several California YWCA members formed the California Asilomar Committee and operated the grounds for two years. The Visel Brothers then leased and operated the grounds for five years, followed by the National Youth Authority in 1941-1942, and the military used the conference center for family housing during World War II. Following the war, Winifred Heard and others created the Asilomar Foundation and made an arrangement with the National Board to secure funds to renovate, update, and operate Asilomar. Day traffic and conference bookings picked up, but the Asilomar Foundation had a long-term plan to turn the park over to the State of California. Finally, in 1956, they did just that. Upon acquiring the conference center, the state hired John Carl Warnecke and Associates to create a master plan for Asilomar, which included demolishing the tent houses and corporation yard, designing and constructing six new clusters of buildings, and making the grounds more car friendly over a seven year period and at an estimated cost of \$7 million.

John Carl Warnecke was born in Oakland, California, in 1919 to Margaret K. and Carl I. Warnecke, an architect. His father, along with Chester H. Miller, opened an architectural firm in Oakland in 1911 and a second office in San Francisco in 1924. Little is known about their work, but the partnership lasted for forty years and produced residential structures and at least two women's club buildings in Oakland. Growing up in Oakland, John Carl Warnecke would have been surrounded by an eclectic mix of architecture, including Mediterranean-inspired villas, Storybook houses, Beaux-Arts style public buildings, and Art Deco movie palaces. The architecture of the neighborhood where John Carl Warnecke grew up and the few articles about his father's work that have been tracked down suggests that the elder Warnecke was schooled in the Beaux-Arts tradition and preferred the and preferred the Mediterranean style.

The Bay Area Tradition, however, dominated the landscape at this time. Berkeley-based architect Bernard Maybeck was arguably the most influential practitioner of this style, though he was one of many architects who developed this regional vocabulary before the First World War. Among the most common characteristics of the Bay Area Tradition are modest-size buildings that blend into the landscape through the use of natural materials (wood, shingles, glass, and stone), absence of applied decoration, and carefully planned "wild" gardens. Exposed structural elements double as decorative elements on the exteriors and interiors of these buildings, which also feature relatively flexible, informal floor plans and celebrate indoor-outdoor living. These principles influenced Bay Area architecture for nearly a century. Importantly, William Wurster was adapting aspects of the emerging International Style to the Bay Area Tradition during John Carl Warnecke's childhood and adolescence.

\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B10. Significance**

John Carl Warnecke's architectural career began as World War II approached. He apprenticed in the office of San Francisco City Hall architect Arthur Brown, Jr., during the summer of 1939. After graduating from Stanford University in 1941, where he had been a football star on the university's undefeated 1940, Rose Bowl-winning team, Warnecke studied under Modernist master Walter Gropius at Harvard's Graduate School of Design. Warnecke earned his Bachelors Degree in Architecture from Harvard in 1942, completing in just one year a normally three-year program. He returned to California and was first employed as assistant technical director of the housing authority in Richmond where, notably, huge tracts of public housing designed by William Wurster for the thousands of shipyard workers who poured into the area were being constructed. The elder Warnecke, meanwhile, was serving as Chairman of the Board of Architects of the Oakland Housing Authority, which oversaw the construction of three large public housing projects in Oakland during World War II. These projects – both Wurster's and Carl I. Warnecke's – focused on functional, modernist buildings that fostered a relationship with the outdoors through their modest height; by orienting the buildings to maximize the amount of natural light that entered them; by providing windows to create natural ventilation; and by including several outdoor communal spaces and playgrounds. It was during this period in Carl I. Warnecke's career that his son joined the office as a draftsman.

After World War II, John Carl Warnecke opened his own small office, which he relocated to San Francisco in 1950. As one writer wrote, the good reputation of the Warnecke name preceded the young architect and undoubtedly helped him get a foothold in the profession. Schools dominated the work that this office received during the late 1940s and early 1950s and resulted in some of the firm's earliest awards. By 1954, Warnecke employed twenty-five people. That number grew to sixty over the next six years, as Warnecke's reputation gained international acclaim and his commissions grew to monumental proportions. Among the most notable masterpieces he completed during this period were the Mark Thomas Inn and Del Monte shopping center in Monterey; the American Embassy in Bangkok, Thailand; three, nine-story dormitory complexes at the University of California, Berkeley; the capitol building for the new state of Hawaii; and Oakland International Airport. In 1962 President John F. Kennedy commissioned Warnecke's office to renovate several buildings at Lafayette Square in Washington, D.C., and to design new government offices. That commission led to the design of private homes for Senators Edward and Robert Kennedy, as well as to John F. Kennedy's gravesite at Arlington National Cemetery. With the list of clients, commissions, and awards steadily growing, so did Warnecke's national and international reputation. His firm ultimately accrued more than one hundred national and regional awards for excellence. By 1970 John Warnecke and Associates counted 125 employees in four offices: two large ones in San Francisco and New York City, and two small ones in Washington, D.C., and Honolulu, Hawaii. It was one of the first mega-firms of the twentieth century, and Warnecke had established himself as one of the master architects of the postwar era.

Warnecke characterized his approach to architecture as "contextual." For his buildings from the late 1940s and 1950s, which were mostly modest in scale and located in the region where he grew up, this meant fusing modernism and the international style with the Bay Area Tradition. With the introduction of projects in Thailand and Hawaii, Asian influences strongly entered his vocabulary. The dorms at Berkeley marked a transitional period. He juxtaposed the jarringly tall, international style modern structures in this neighborhood of mostly Bay Area Tradition and Craftsman homes with domestic scale dining halls that bore strong Asian influences. Industrial landscapes like Oakland International Airport released Warnecke from the natural materials of the Bay Tradition and allowed him to experiment with high modernism. Unadorned concrete, steel, and glass came to dominate Warnecke's signature style. As one architectural critic wrote, however, the John Carl Warnecke and Associates was never predictable because it maintained an unusually high level of concern for the geographical, cultural, and architectural context of a new building's site.

View Crescent was the last complex that John Carl Warnecke and Associates designed for Asilomar. Several aspects of this complex continue in the traditions of both Julia Morgan's Asilomar and the signature style that Warnecke added to it with his six previous additions. View Crescent replaced the last of the tent houses that Julia Morgan designed installed at Asilomar in 1913, but roughly follows that footprint in the landscape and is organized around the same central circle that Morgan created. Like all of the other buildings, these ones feature large chimneys and wide eave overhangs with exposed rafters. They also use predominantly natural materials like wood shingles, glass, and river stone, in keeping with the Bay Area Tradition. To this, Warnecke added modernist elements like metal frame, plate glass windows and sliding glass doors that open onto an exterior deck or balcony as well as industrial materials, like the metal rods that hold up the second-story balconies and the metal balustrades. The raised wooden platform around which each group of buildings is organized links directly to the wooden platform

\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B.10 Significance**

upon which Surf and Sand (1959), and Woodlands and Seascape (1961) float atop. It also evokes Warnecke's interest in Asian architecture. Like Sea Galaxy (1964), Warnecke included a continuous second-story balcony to connect the residential buildings on their courtyard side. Despite the continuity in siting and architectural details, the over all effect of View Crescent differs significantly from any other complex at Asilomar, be it those designed by Julia Morgan or Warnecke. The octagonal community buildings introduced an entirely new shape to the conference grounds and, set along the perimeter of each building, rendered the communal experience less central to complexes than it had been traditionally. Multiple pairs of two-story buildings also results in a monumental scale that is out of character with the rest of the conference center. Nonetheless, the complex earned John Warnecke and Associates a Merit Award in 1969 from the American Society of Landscape Architects.

Although View Crescent is not yet 50 years old, it appears to be eligible as a contributor to the Asilomar State Beach and Conference Grounds Natioanl Historic District when is reaches 50 years of age in 2018.

**B12. References**

Bernard, Lance V., *Architecture and Regional identity in the San Francisco Bay Area, 1870-1970* (Lewiston, NY: the Edwin Mellen Press, Ltd., 2007).

Boutelle, Sara, *Julia Morgan, Architect*, rev. (New York: Abbeville Press, 1995).

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Seavy, Kent L., "National Register of Historic Places Inventory-Nomination Form: Asilomar Conference Center," May 1984.

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**Websites:**

<http://www.visitasilomar.com>



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
**NRHP Status Code** 4R & 4S1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Asilomar State Beach and Conference Grounds

P1. Other Identifier: Woodlands and Seascape

\*P2. Location: Not for Publication ☒ Unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Monterey Date 1980 T   ; R   ;    of    of Sec   ;    B.M.

c. Address 800 Asilomar Avenue City Pacific Grove Zip 93950

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 595265 mE/ 4052982 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Concrete pathways that have been sectioned with inset wood beams and washed to expose the aggregate lead up to two identical buildings that are perched on a raised wooden platforms that are surrounded by a continuous bench. The single-story buildings are square in plan and have asphalt shingle-clad hipped gable roofs that extend well beyond the structure to create a continuous wide eave overhang. These overhangs reveal the structure of the roof: Continuous two-by-two common rafters sit atop widely spaced four-by-four purlins, which sit atop widely-spaced pairs of four-by-six common rafters. The northern elevation of Woodlands features a central panel of wood shingle-clad wall flanked on either side by a river stone-clad column that projects slightly from the wall. All elevations feature these columns, and the walls are otherwise comprised of sheet glass set within fixed metal frames or wood frame doors. Fixed, wood framed ribbon windows form a clerestory around all four sides of each building. A flat roofed extension with glass walls and doors connects these buildings to the main kitchen and dining room. Disabled ramps provide additional access to each building.

\*P3b. Resource Attributes: (List attributes and codes) HP5, HP28, HP29, HP46

\*P4. Resources Present: ☒ Building    Structure    Object    Site    District ☒ Element of District    Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Nautilus and Cypress, from north, August 22, 2007

\*P6. Date Constructed/Age and

Source: ☒ Historic    Prehistoric

   Both

1961

\*P7. Owner and Address:

California State Department of Parks and Recreation

1416 9th Street

Sacramento, CA 95814

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

September 28, 2007

\*P10. Survey Type: (Describe)

intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Carey & Co., Inc., "Asilomar ADA Compliance Plan," September 2007.

\*Attachments:    NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

   Archaeological Record    District Record    Linear Feature Record    Milling Station Record    Rock Art Record

   Artifact Record    Photograph Record    Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*NRHP Status Code 4R & 4S1

Page 2 of 5 \*Resource Name or # (Assigned by recorder) Asilomar Conference Grounds

B1. Historic Name: Woodlands and Seascape

B2. Common Name: \_\_\_\_\_

B3. Original Use: dining accommodations

B4. Present Use: dining accommodations

\*B5. Architectural Style: Modernist Bay Area Tradition

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1961

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

none

B9a. Architect: John Carl Warnecke

b. Builder: Harold C. Geyer

\*B10. Significance: Theme Asilomar since 1958

Area Asilomar, Pacific Grove, CA

Period of Significance 1958-1963

Property Type recreational

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1912, Phoebe Apperson Hearst, widow of mining magnate and senator, George Hearst, and mother of infamous media tycoon, William Randolph Hearst, agreed to host the annual conference of the Pacific Coast branch of the Young Women's Christian Association (YWCA) at her hacienda in Pleasanton, California, with the stipulation that plans for the design and construction of a permanent YWCA conference center be discussed. One year later Asilomar opened. Nestled amid the cypress trees and dunes along the coast between Monterey and Pacific Grove, this "refuge by the sea" was the first conference center for women in the United States and included the entrance gate columns; pathways winding through the dunes, beach, and cypress forests of the thirty-acre site; a temporary dining tent and kitchen; ten tent houses that sat atop raised platforms; and one permanent building, Phoebe Hearst Memorial Hall. Famed San Francisco Bay Area architect Julia Morgan had designed the complex and established the basic principles that would guide development of the grounds over the next fifty-five years: informal one or two-story buildings that featured low roof lines and which rested at variegated levels upon the largely ungraded landscape; use of natural and local building materials, including (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP5, HP28, HP29, HP46

\*B12. References:

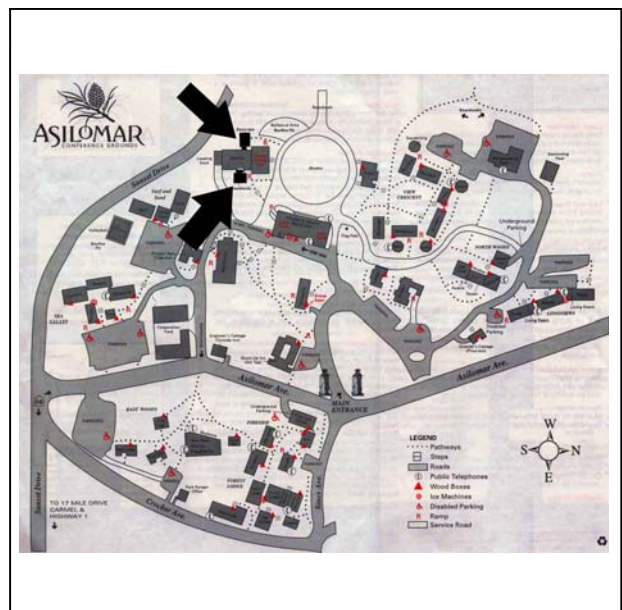
see continuation sheet

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: September 28, 2007

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: 9/28/2007    ☒ Continuation    ☐ Update

**B10. Significance**

brown shingle wall cladding and river stone-clad columns and chimneys; exposed structural elements that doubled as decorative features; native California plants; and interior and exterior spaces that fostered community. The seven clusters of buildings that John Carl Warnecke and Associates contributed to Asilomar between 1959 and 1968 – Surf and Sand, Sea Galaxy, Corporate Yard, Woodlands and Seascape, Housekeeping, Longviews, and View Crescent – demonstrate a remarkable continuity in location, scale, and design intentions that Morgan established. They also bear the markings in their own right of the work of a master architect and earned him multiple awards.

The State of California purchased Asilomar from the YWCA in 1956 and formed the Asilomar Operating Corporation to run the newest state beach and park. By then, the conference grounds included twenty-seven structures, pathways, and recreational facilities that Julia Morgan had designed between 1913 and 1928. The sale marked the end of decades of creative solutions by the women's organization to sustain the maintenance and development of the site. From the outset, the YWCA offered the use of its facilities to other women's and religious organizations. Within years the general public could vacation there and, by the 1920s, Asilomar had become a favorite tourist destination for California travelers who sought easy access to a rustic coastal refuge that provided modern amenities and recreational activities. Asilomar, along with all other YWCA conference facilities, began to lose money during the late 1920s and the National Board decided to dispense with all of them during the 1930s. In response to these developments, several California YWCA members formed the California Asilomar Committee and operated the grounds for two years. The Visel Brothers then leased and operated the grounds for five years, followed by the National Youth Authority in 1941-1942, and the military used the conference center for family housing during World War II. Following the war, Winifred Heard and others created the Asilomar Foundation and made an arrangement with the National Board to secure funds to renovate, update, and operate Asilomar. Day traffic and conference bookings picked up, but the Asilomar Foundation had a long-term plan to turn the park over to the State of California. Finally, in 1956, they did just that. Upon acquiring the conference center, the state hired John Carl Warnecke and Associates to create a master plan for Asilomar, which included demolishing the tent houses and corporation yard, designing and constructing six new clusters of buildings, and making the grounds more car friendly over a seven year period and at an estimated cost of \$7 million.

John Carl Warnecke was born in Oakland, California, in 1919 to Margaret K. and Carl I. Warnecke, an architect. His father, along with Chester H. Miller, opened an architectural firm in Oakland in 1911 and a second office in San Francisco in 1924. Little is known about their work, but the partnership lasted for forty years and produced residential structures and at least two women's club buildings in Oakland. Growing up in Oakland, John Carl Warnecke would have been surrounded by an eclectic mix of architecture, including Mediterranean-inspired villas, Storybook houses, Beaux-Arts style public buildings, and Art Deco movie palaces. The architecture of the neighborhood where John Carl Warnecke grew up and the few articles about his father's work that have been tracked down suggests that the elder Warnecke was schooled in the Beaux-Arts tradition and preferred the Mediterranean style. The Bay Area Tradition, however, dominated the landscape at this time. Berkeley-based architect Bernard Maybeck was arguably the most influential practitioner of this style, though he was one of many architects who developed this regional vocabulary before the First World War. Among the most common characteristics of the Bay Area Tradition are modest-size buildings that blend into the landscape through the use of natural materials (wood, shingles, glass, and stone), absence of applied decoration, and carefully planned "wild" gardens. Exposed structural elements double as decorative elements on the exteriors and interiors of these buildings, which also feature relatively flexible, informal floor plans and celebrate indoor-outdoor living. These principles influenced Bay Area architecture for nearly a century. Importantly, William Wurster was adapting aspects of the emerging International Style to the Bay Area Tradition during John Carl Warnecke's childhood and adolescence.

John Carl Warnecke's architectural career began as World War II approached. He apprenticed in the office of San Francisco City Hall architect Arthur Brown, Jr., during the summer of 1939. After graduating from Stanford University in 1941, where he had been a football star on the university's undefeated 1940, Rose Bowl-winning team, Warnecke studied under Modernist master Walter Gropius at Harvard's Graduate School of Design. Warnecke earned his Bachelors Degree in Architecture from Harvard in 1942, completing in just one year a normally three-year program. He returned to California and was first employed as assistant technical director of the housing authority in Richmond where, notably, huge tracts of public housing designed by William Wurster for the thousands of shipyard workers who poured into the area were being constructed. The elder Warnecke, meanwhile, was serving as Chairman of the Board of Architects of the Oakland Housing Authority, which

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oversaw the construction of three large public housing projects in Oakland during World War II. These projects – both Wurster's and Carl I. Warnecke's – focused on functional, modernist buildings that fostered a relationship with the outdoors through their modest height; by orienting the buildings to maximize the amount of natural light that entered them; by providing windows to create natural ventilation; and by including several outdoor communal spaces and playgrounds. It was during this period in Carl I. Warnecke's career that his son joined the office as a draftsman.

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Warnecke characterized his approach to architecture as "contextual." For his buildings from the late 1940s and 1950s, which were mostly modest in scale and located in the region where he grew up, this meant fusing modernism and the international style with the Bay Area Tradition. With the introduction of projects in Thailand and Hawaii, Asian influences strongly entered his vocabulary. The dorms at Berkeley marked a transitional period. He juxtaposed the jarringly tall, international style modern structures in this neighborhood of mostly Bay Area Tradition and Craftsman homes with domestic scale dining halls that bore strong Asian influences. Industrial landscapes like Oakland International Airport released Warnecke from the natural materials of the Bay Tradition and allowed him to experiment with high modernism. Unadorned concrete, steel, and glass came to dominate Warnecke's signature style. As one architectural critic wrote, however, the John Carl Warnecke and Associates was never predictable because it maintained an unusually high level of concern for the geographical, cultural, and architectural context of a new building's site.

John Carl Warnecke and Associates received a Citation from the American Institutes of Architects for the dining hall additions at Asilomar in 1963. Built in 1961 as additions to Julia Morgan's Crocker Dining Hall (1918), Woodlands and Seascape continued the precedent that Warnecke established in 1959 with Surf and Sand, particularly with the Living Room, and serve as a good example of his contextual approach to architecture. They are essentially modern glass boxes floating atop wooden platforms and featuring Asian-inspired roofs. Though modernist in this regard, the glass elevations complement the continuous ribbon windows along the façade of Crocker Dining Hall. Instead of river stone-clad chimneys, Woodlands and Seascape feature river-stone clad, protruding columns similar to those that Julia Morgan used for several of her designs at Asilomar, beginning with the Phoebe Hearst Memorial Hall and including the Crocker Dining Hall. Warnecke also added a feature that would eventually define his pathways throughout the facilities: concrete walkways with exposed aggregate and inset wooden beams spaced evenly to break up the concrete in a decorative manner. As with his other buildings at Asilomar, Warnecke fused the Bay Area Tradition of Julia Morgan's conference center with modernism to create a signature work in Woodlands and Seascape.

Although Woodlands and Seascape is not yet 50 years old, it appears to be eligible as a contributor to the Asilomar State Beach and Conference Grounds National Historic District when it does reach 50 years of age in 2011.

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B12. References

Bernard, Lance V., *Architecture and Regional identity in the San Francisco Bay Area, 1870-1970* (Lewiston, NY: the Edwin Mellen Press, Ltd., 2007).

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